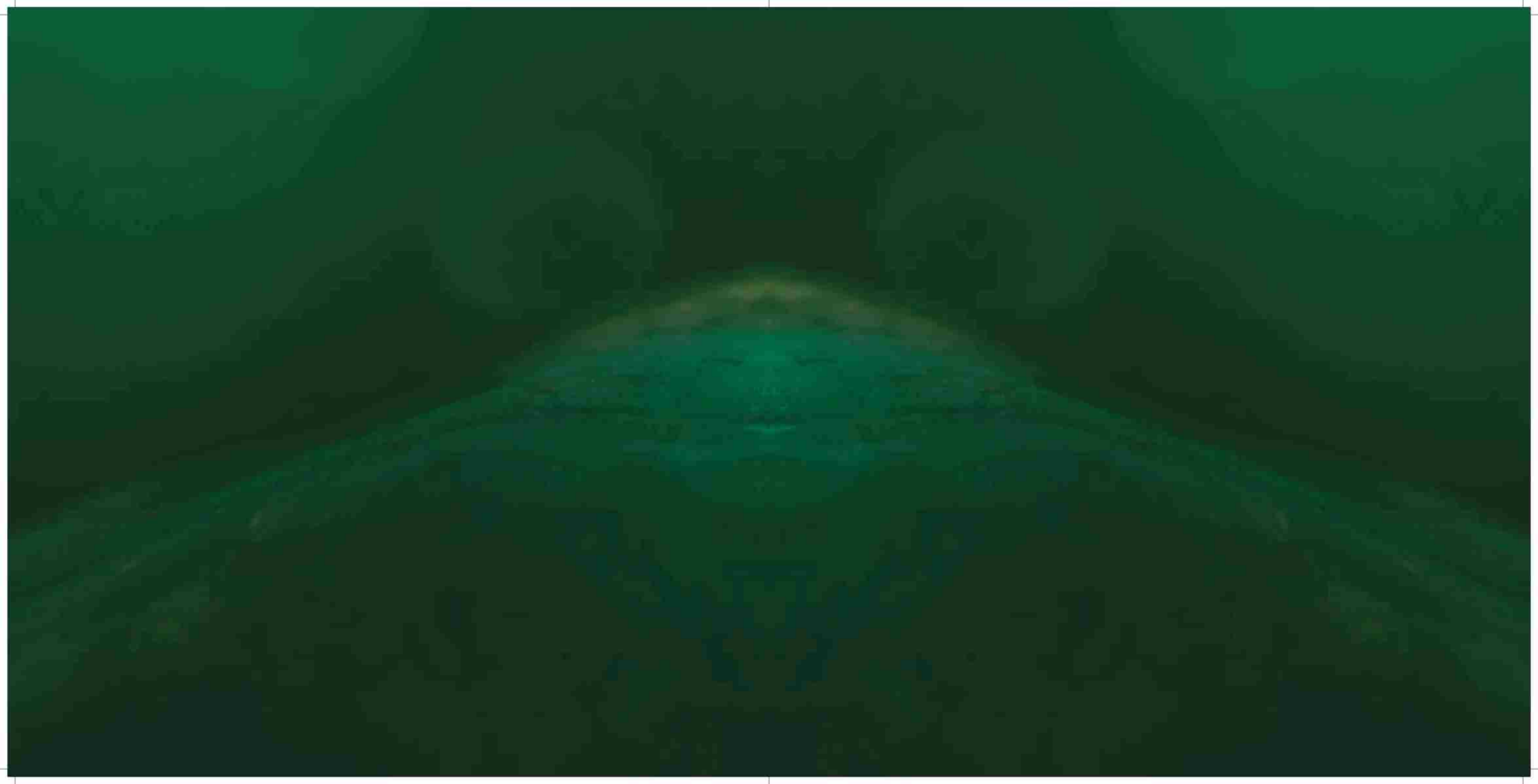


ALTAIRE

SION NX

2 & 3 BED LIFESTYLE RESIDENCES

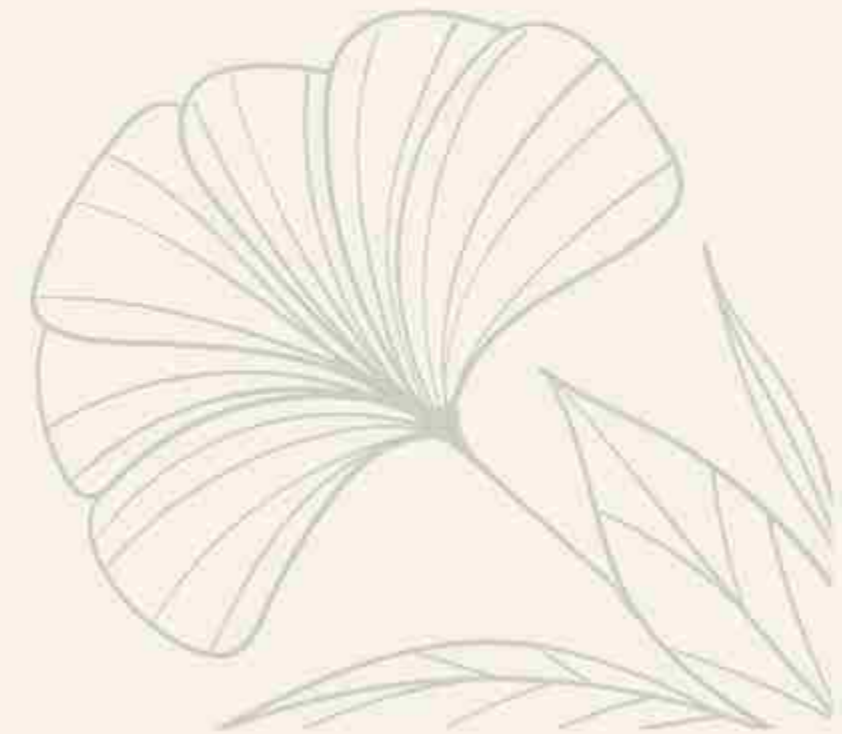


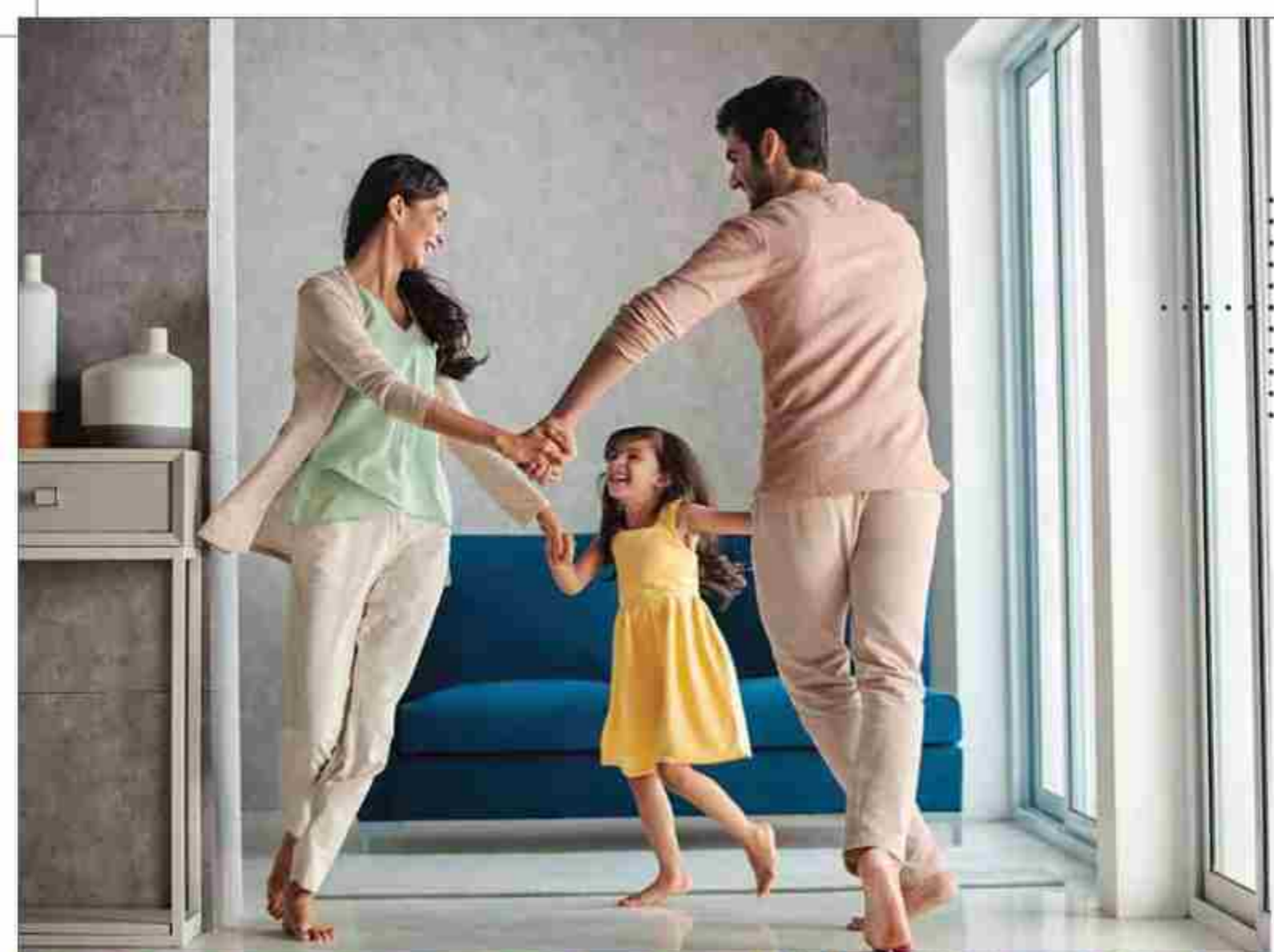
INDULGENCE BEYOND MEASURE.

EXPERIENCES BEYOND YOUR DREAMS.

LIFE BEYOND THE ORDINARY.

THE ULTIMATE
LIVING EXPERIENCE.
PLUS MORE.





..... HAPPINESS++



..... HIGHLIFE++



..... INDULGENCE++



..... EXCLUSIVITY++

NATURE++



..... LIFESTYLE++



All are Representative Images

CONNECTIVITY

A LOCATION THAT PINS
YOU AT THE CENTRE
OF A GOOD LIFE.



Representative Image

EXPAND YOUR HORIZON

WITH AN EVER-EVOLVING NEIGHBOURHOOD.

Significant infrastructure projects are rapidly taking shape around Sion NX, greatly enhancing connectivity and providing seamless access to all corners of Mumbai via road, rail, and the sea link.



MUMBAI TRANS-HARBOUR SEA LINK (MTHL)

A 22 km-long sea bridge is being developed over the Mumbai Harbour. On completion, it will become the longest sea link in India.



BANDRA VERSOVA SEA LINK

A 17.17 km long bridge that will connect Versova, part of the Andheri suburb to the Bandra-Worli Sea Link, as part of the Coastal Road.

METRO LINE

The 32.32 km fully elevated line will consist of 32 stations from Wadala to Kasarvadevali (Ghodbunder Road) via Ghatkopar, Mulund, and Teen Hath Naka.



SEWRI-WORLI ELEVATED CORRIDOR (SWEC)

A 5-km elevated corridor connecting the under-construction MTHL at Sewri on the east and the upcoming coastal road at Worli.



N
MAP NOT TO SCALE



Distance and time as per google maps. All points of attraction are indicative.

SEAMLESSLY CONNECTED TO YOUR WORLD



CONNECTIVITY

GTB Nagar Monorail	0 MIN
Eastern freeway	3 MINS
Wadala Business District	4 MINS
Eastern Express Highway	5 MINS
Railways (harbour & central lines)	5 MINS
BKC	10 MINS
Sewri	14 MINS
Wadala Station	15 MINS
Lower Parel	15 MINS
Fort	25 MINS
Chhatrapati Shivaji Maharaj Domestic Airport	30 MINS
Chhatrapati Shivaji Maharaj International Airport	35 MINS



EDUCATION

South Indian Education Welfare Society School	8 MINS
National Kannada Education Society High School	9 MINS
Auxilium Convent High School	10 MINS
Sitaram Prakash High School	12 MINS
Don Bosco International School	15 MINS
VJTI	15 MINS
Institute of Chemical Technology	16 MINS
Dyaneshwar Vidyalaya	16 MINS



HEALTHCARE

Chinmay Nursing Home	5 MINS
Smt. S.R. Mehta & Sir K. P. Cardiac Institute	6 MINS
Aditya Jyot Eye Hospital	9 MINS
BPT Hospital	10 MINS
K. J. Somaiya Hospital	10 MINS
Nowrosjee Wadia Maternity Hospital	10 MINS
Wadala TB Hospital	12 MINS
Tata Memorial Hospital	23 MINS

A woman in a black dress stands on a balcony, looking out over a city at night. The city lights are visible through the glass railing. The background is a dark, textured wall with a grid of small lights.

LIFESTYLE+++

EVERYTHING YOU
LOVE ABOUT
'SIDDHA SKY'
NOW A NOTCH
HIGHER.

AN ADDRESS WHERE LIFE LAYS OUT THE RED CARPET
FOR YOU EVERY DAY.



Spacious residences, exclusive privileges and curated experiences offer you an unmatched living experience.



SPREAD ACROSS
6.5 ACRES



4+ ACRES OF
NATURAL ABUNDANCE



ROOFTOP SKYWALK
400 FT ABOVE



2 & 3 BED
LIFESTYLE RESIDENCES



60+ EXQUISITE
INDULGENCES



5 TOWERS,
39 STOREY EACH



RETAIL
SPACES



22,000 SQ. FT.
RESIDENT'S CLUBHOUSE

PROJECT HALLMARKS



A GRANDEUR

THAT ANNOUNCES YOUR ARRIVAL.

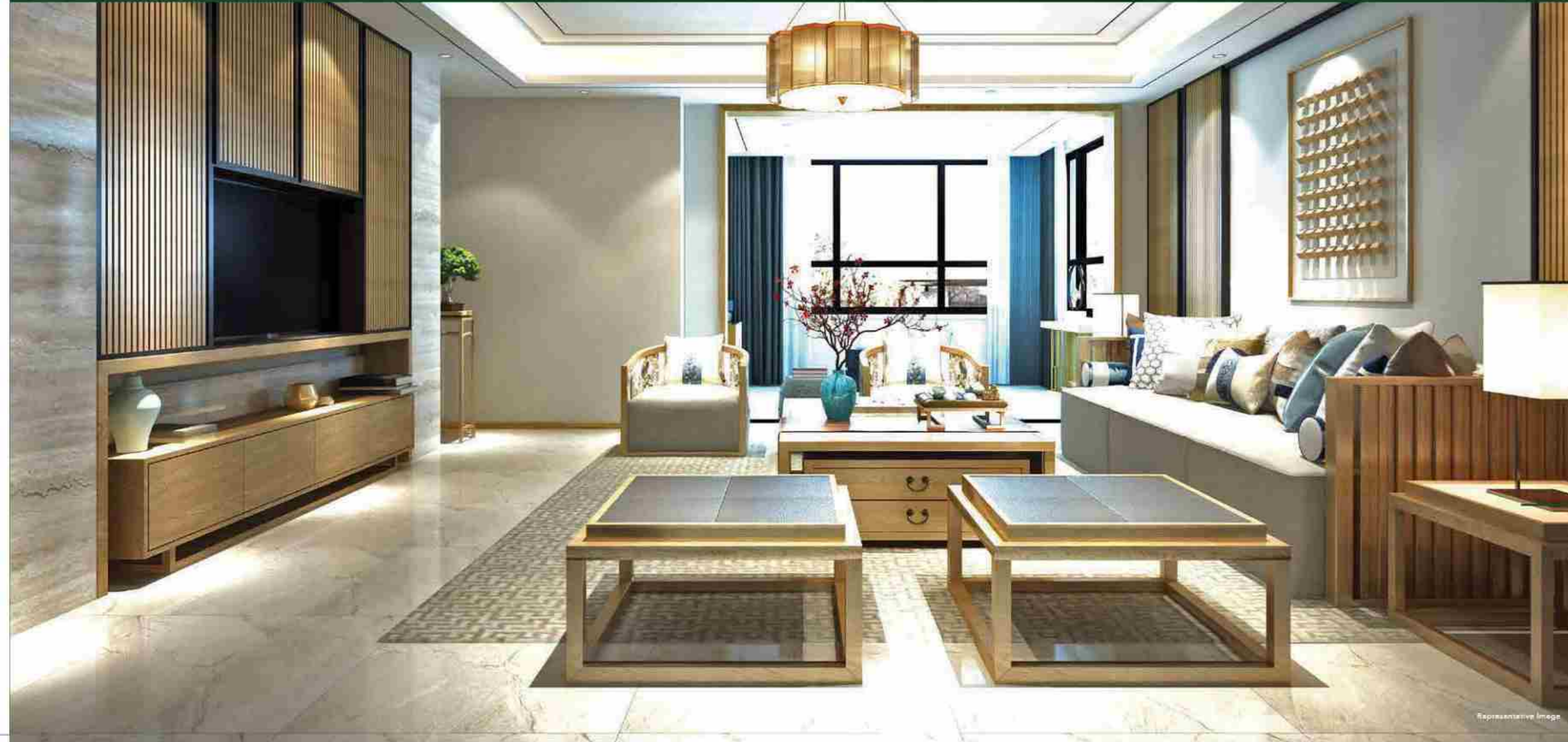


SPACIOUS DOUBLE HEIGHT
GRAND ENTRANCE LOBBY

Artist's Impression

SPACES WHERE EVERY SQ. FT

MAKES ROOM FOR BIGGER DREAMS.



Representative Image

EXPANSIVE
RESIDENCES



EXCLUSIVITY++

PRIVILEGES
RESERVED FOR
THE SELECT FEW.

A HAVEN OF PRIVACY DESIGNED

EXCLUSIVELY FOR ALTAIRE RESIDENTS



EXCLUSIVE GROUND LEVEL AMENITIES



GYMNASIUM



WAITING LOUNGE



CAFÉ



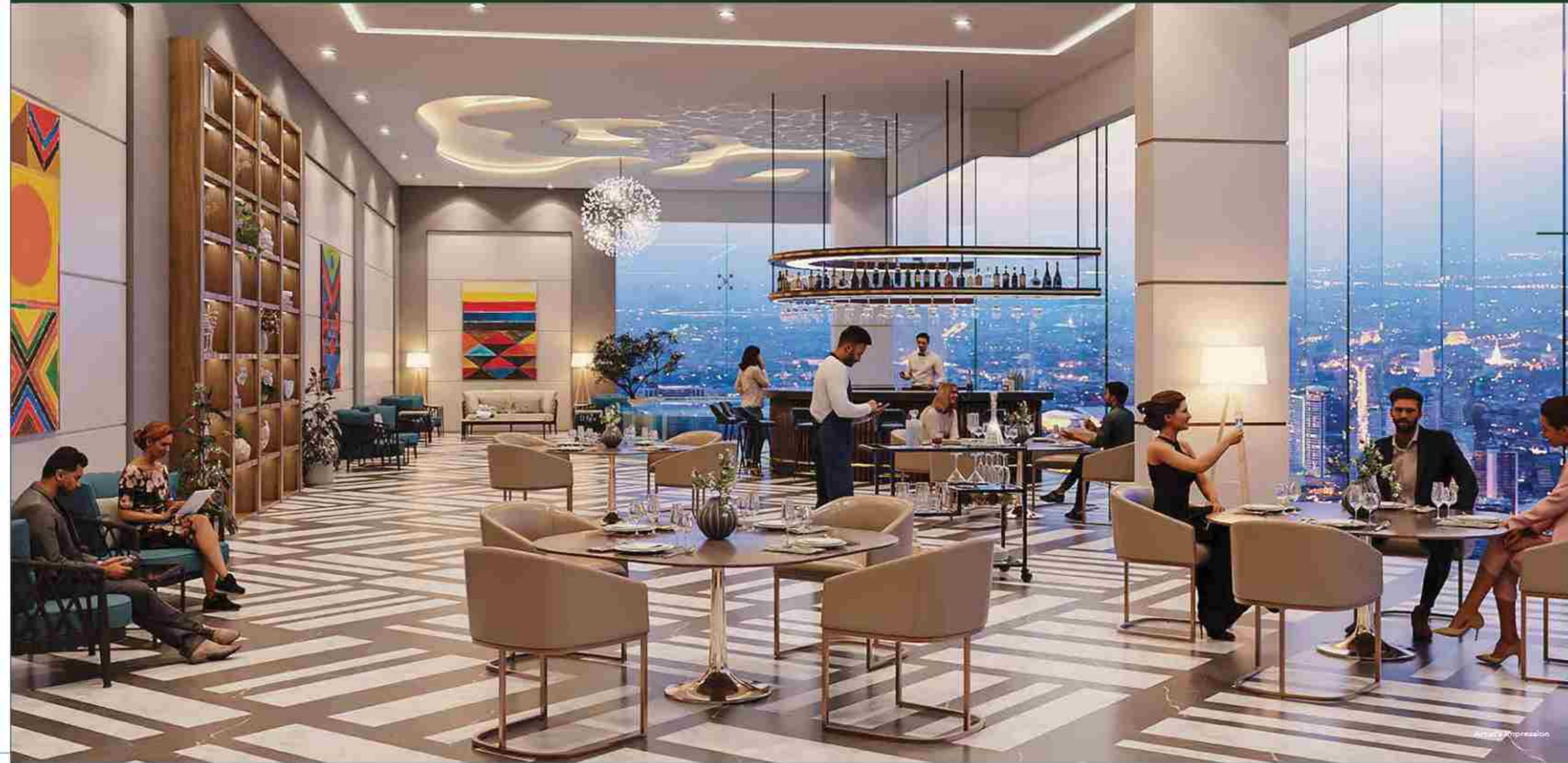
BUSINESS
MEETING ROOMS



WORK PODS

EXPERIENCES ORCHESTRATED

EXCLUSIVELY FOR ALTAIRE RESIDENTS



EXCLUSIVE AMENITIES ON 38TH & 39TH FLOORS



SKY BANQUET



LIBRARY



STUDY PODS



TEMPERATURE CONTROLLED
INFINITY POOL

INDULGENCE+++

WORLD-CLASS AMENITIES
AND PRIVILEGES
EXTENDING OVER
3 LEVELS.

EXPERIENCES AS **ENDLESS** AS THE HORIZON.



Rise 400 feet high, and step into a lifestyle that's the envy of the city. An expansive Rooftop Skywalk unfolds across 5 towers, creating a world of privilege under the sky. Stunning design, lavish amenities and bountiful natural beauty surround you, studded with sublime experiences.

Enjoy lively dinners, serene yoga sessions and cosy conversations. Or simply gaze at the stars, with the panorama of the city all around you.

RELAX, REJUVENATE, OR JUST GAZE AT THE STARS.
AFTER ALL, YOU'RE ON
TOP OF THE WORLD.

ROOFTOP AMENITIES



WORK/STUDY
PODS WITH WI-FI



STAR GAZING
DECK



HAMMOCK
SITTING



YOGA &
MEDITATION ZONE



SKY JOG
WITH NATURE



VIEWING DECK-
SELFIE POINT



SKY
LOUNGE

AND MANY MORE...



RED RIBBON
FEATURE STRUCTURE



PARTY LAWN
WITH AMPHITHEATRE



BBQ WITH
DINING AREA





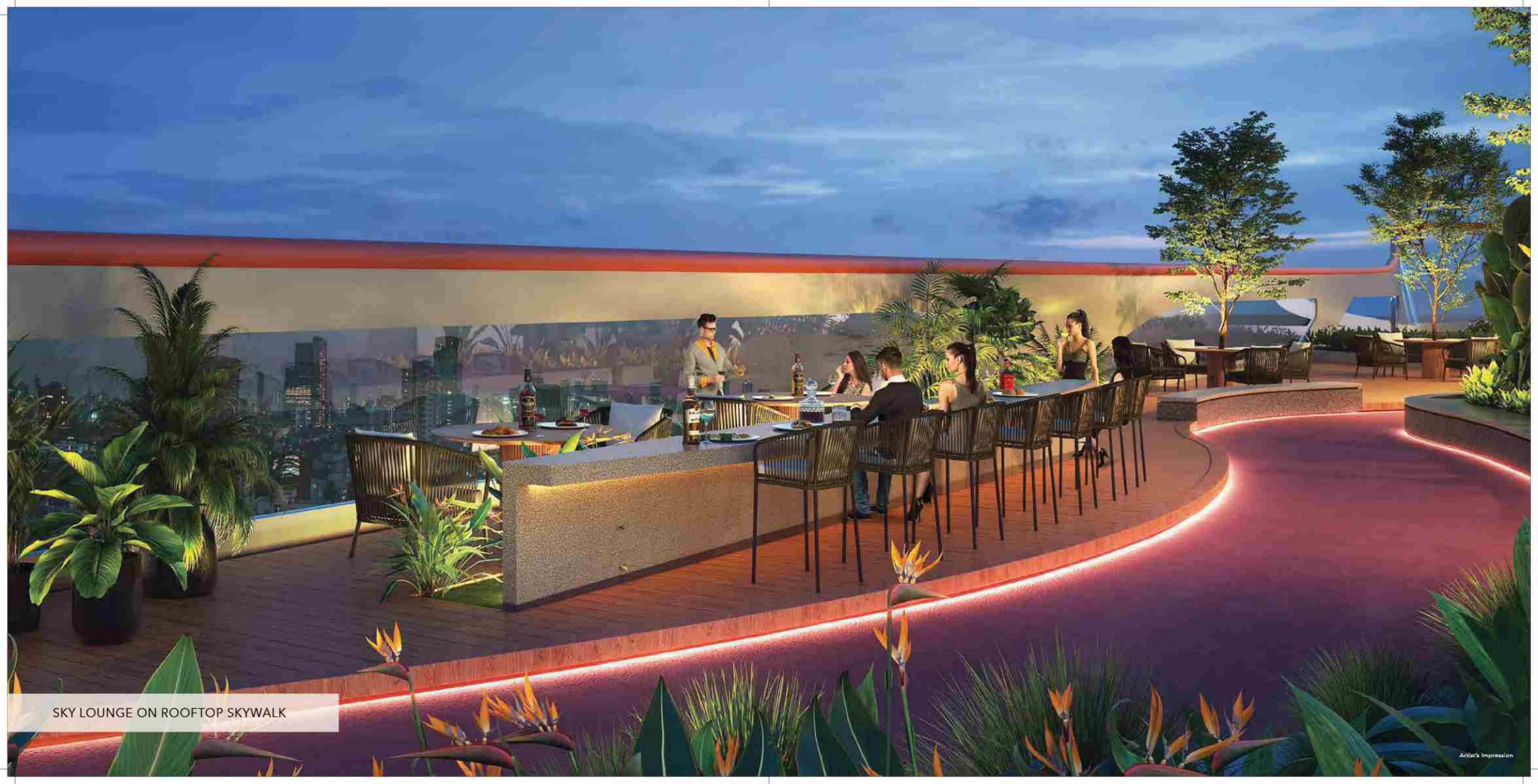
ROOFTOP SKYWALK



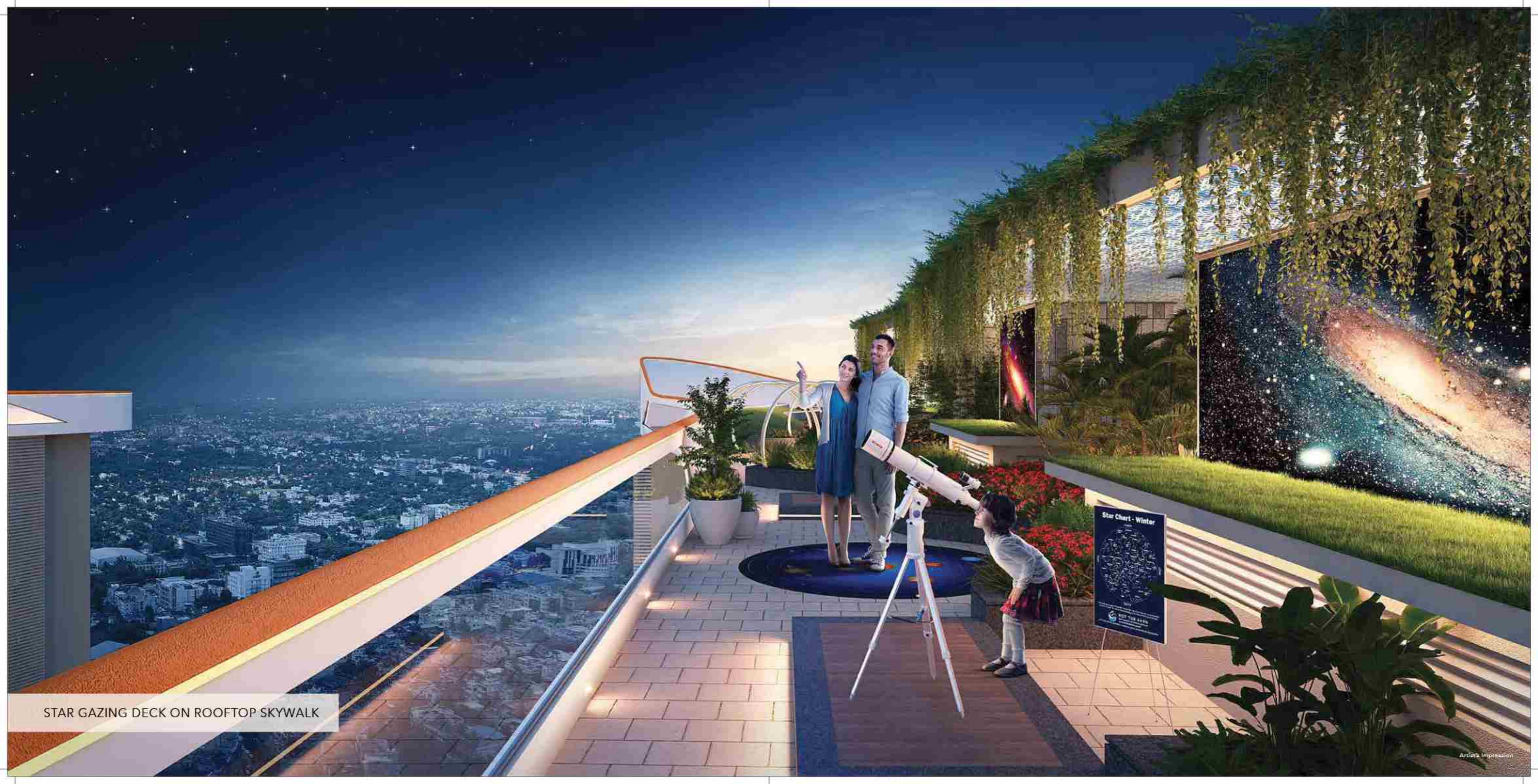
AMPHITHEATRE ON ROOFTOP SKYWALK



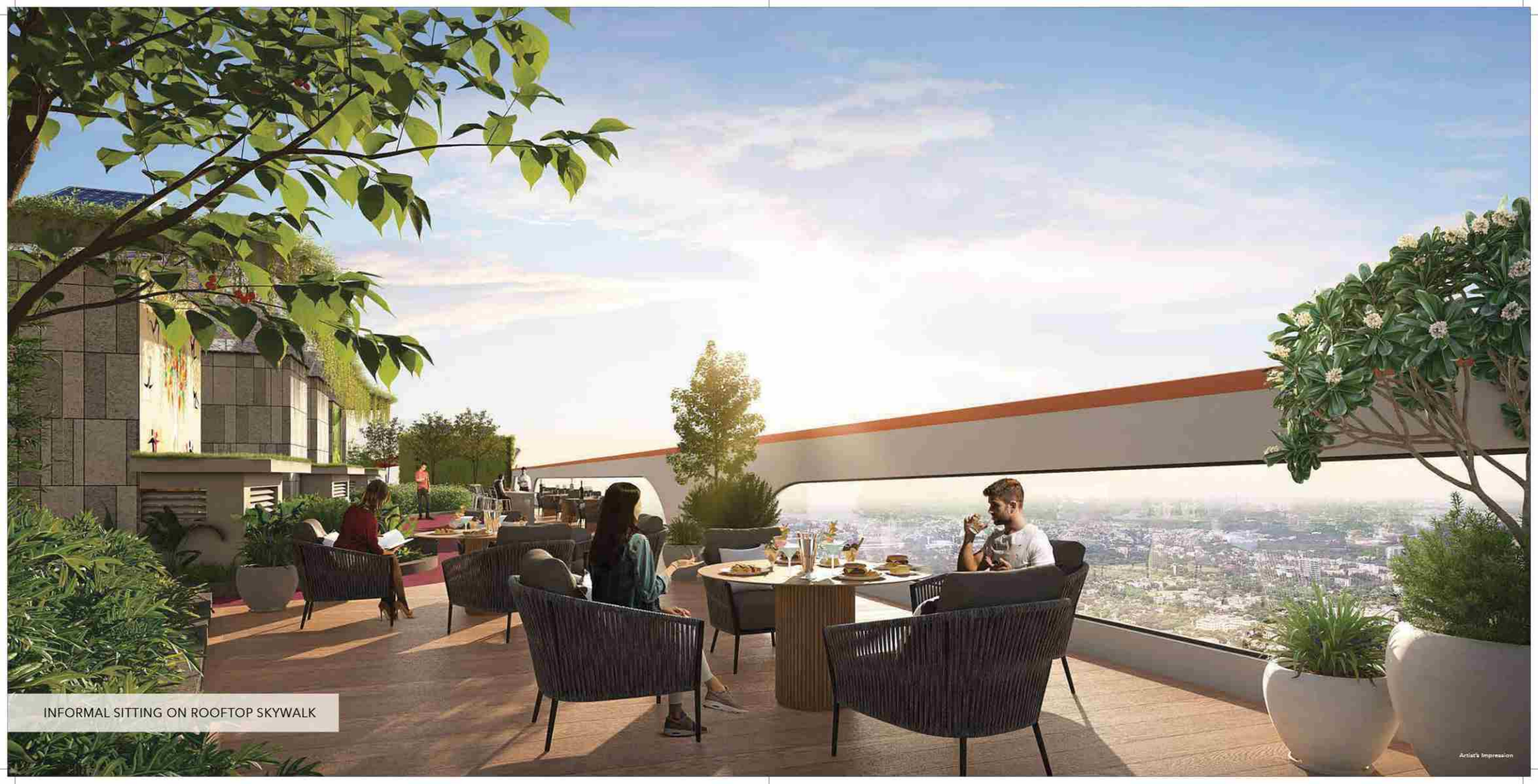
YOGA AND SKY JOG ON ROOFTOP SKYWALK



SKY LOUNGE ON ROOFTOP SKYWALK



STAR GAZING DECK ON ROOFTOP SKYWALK



INFORMAL SITTING ON ROOFTOP SKYWALK

PLAY. SWIM, JOG OR WORKOUT.
EXPERIENCES THAT MAKE LIFE
EXCEPTIONAL EVERYDAY.

PODIUM AMENITIES



MULTIPURPOSE
LAWN



MINI-THEATRE



TODDLERS'
PLAY AREA



LIBRARY



SWIMMING POOL

AND MANY MORE...



MEDITATION AREA



BILLIARDS ROOM



GYMNASIUM



BANQUET HALL

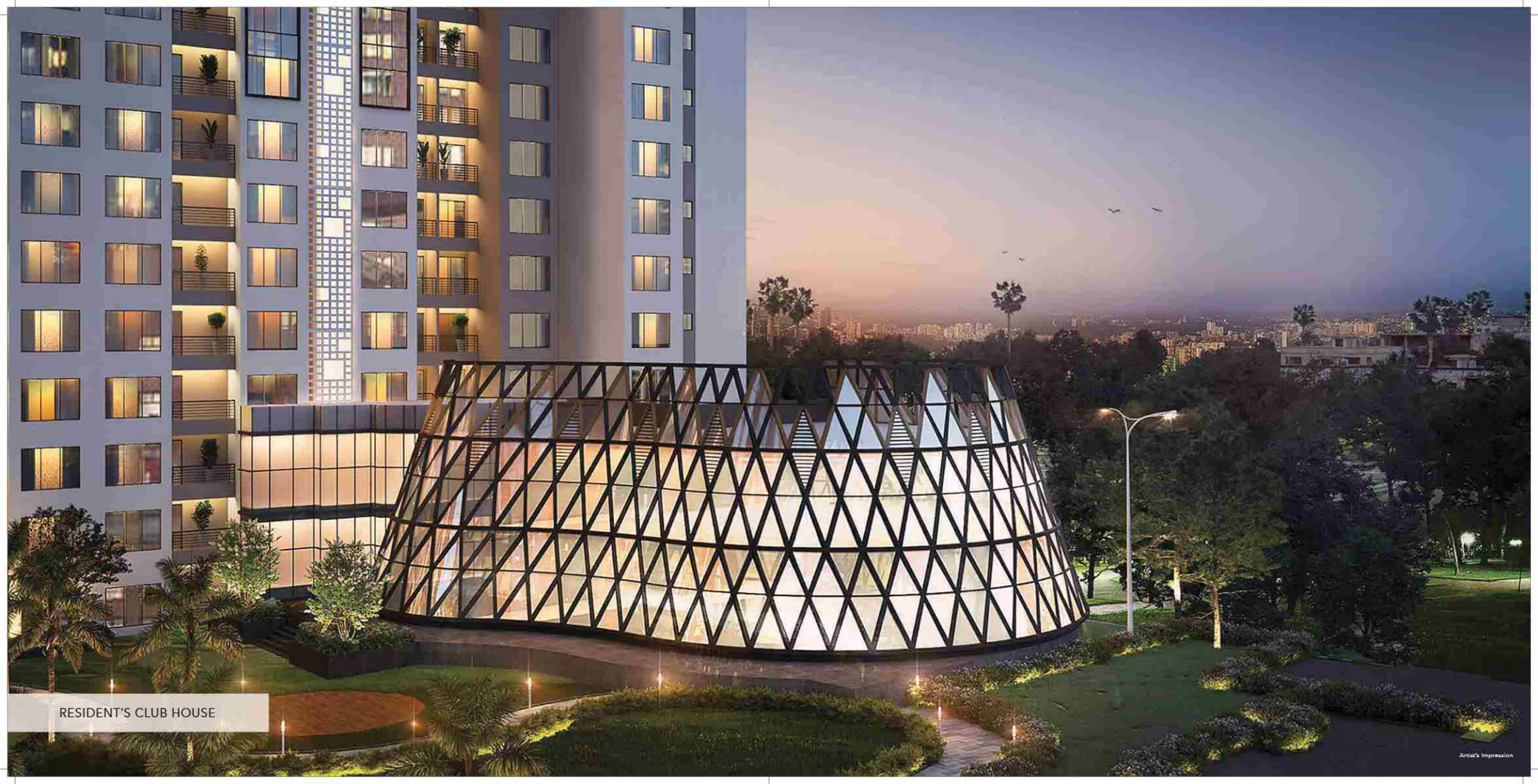




SWIMMING POOL



PODIUM CHESS AREA



RESIDENT'S CLUB HOUSE

MEET THE RESIDENTS
OF NATURE'S OWN KINGDOM

BIRDS, BUTTERFLIES
AND RARE FLOWERS.

GROUND LEVEL AMENITIES



FLOWER
GARDEN



NET CRICKET



BIRD BATH &
FEEDER AREA



BADMINTON COURT



BUTTERFLY
GARDEN

AND MANY MORE...



FOREST THEMED
PLANTATION



PETS
CORNER



BASKETBALL



PROPOSED SPECIFICATIONS

DOORS

- Solid timber frames
- Solid core flush shutters

EXTERIOR FINISH

- Texture paint

TOILET

- Floor - Vitrified Tiles
- Wall Dado - Ceramic tiles

KITCHEN

- Floor - Vitrified Tiles
- Countertop - Granite with steel sink
- Wall Dado - Ceramic tiles above Countertop

FLOORING

- Living/Dining - vitrified tiles
- Master bedroom - wooden tiles
- Other bedrooms - Vitrified tiles

WINDOW

- Powder coated Aluminium frames
with fully glazed shutters

CP AND SANITARY FIXTURES

- Chromium plated fittings with high
quality porcelain fixtures

ELECTRICALS

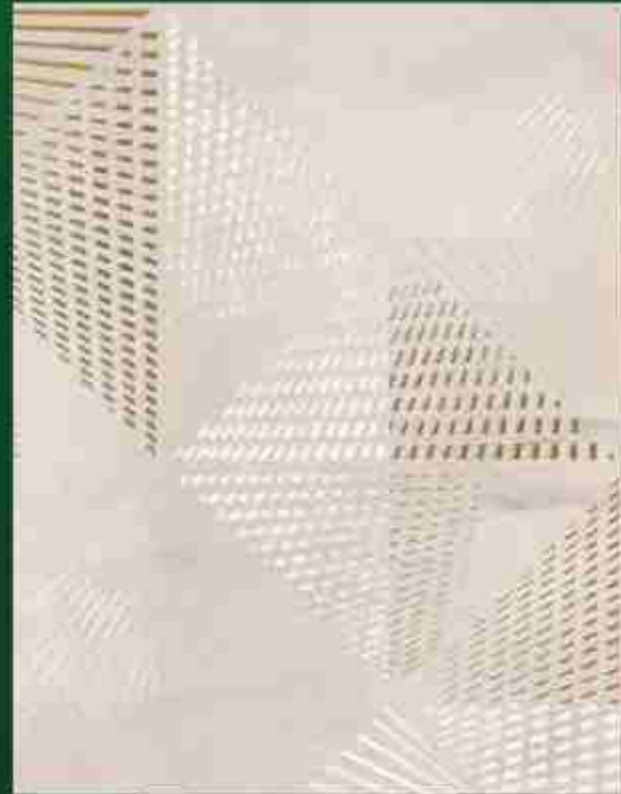
- Superior quality concealed copper wiring,
latest modular switches and miniature
circuit breakers, TV socket, provision for
broadband point

GROUND FLOOR LOBBY FINISH

- Ceiling - Gypsum/Grid false ceiling
- Lift fascia - Granite /Marble
- Wall cladding - Combination of tiles,
marble and paint

TYPICAL FLOOR LOBBY FINISH

- Ceiling - Gypsum/Grid false ceiling
- Lift fascia - Granite /Marble
- Wall cladding - Vitrified tiles and
paint combination



PARTNERS WITH A SHARED VISION:
TO CREATE THE EXCEPTIONAL.

Developed by

SIDDHA

Siddha Group, established in 1985, creates distinctive residential and commercial spaces, making quality living affordable across four Indian cities: Mumbai, Kolkata, Jaipur, and Bengaluru. Led by Group Chairman Shri Chandra Prakash Jain and Group Managing Director Shri Sanjay Jain, Siddha has won 25+ prestigious awards over 3 Decades of experience and pioneered Rooftop Skywalks in India.

SEJAL
REALTY

Sejal Realty was formed with the sole objective of changing the current landscape of Indian Infrastructure by focusing on the redevelopment of society and SRA projects to promote the conservation of built and natural heritage structures in Mumbai, which needed to be protected, nourished and maintained. With the foresight and strong vision of our Chairman, Managing Director and a team of dedicated professionals, the Group is poised to launch many more projects, with its commitment to 'Excellence', 'Innovation' and 'Passion' with trust.

In partnership with

starOm
REALTY

Star Om Group, under the leadership of Shri Vishal Jhajharia, has established itself as a premier realty company in less than a decade. Driven towards creating homes with a soul, the vision of the Group is to reach out to varied consumers with focused demand and to understand consumer requirements. The group intends to create landmark projects which reflect a lifestyle and culture in entirety. StarOm is now coming up with a variety of projects in the LIG, MIG, luxury residential as well as in the commercial, retail and industrial spaces.

SPRING CITY
GROUP

Spring City Group is one of the leading real estate developers in East India. SCG is focusing on residential and commercial projects across the country for a decade, with the principles of innovation and reliability. The SCG team led by Shri Vijay Kumar Goyal is well-supported by industry experts, leading management and consultants along with over 50 combined years of management experience amongst the executives.

Teaming up with the best

Design Architects

DOT
ARCHITECTS

ATA
ANAR TENDILKAR ARCHITECTS

AGRAWAL & AGRAWAL
Architects Planners Interior Designers

Landscape Consultant

GSA

Structural Consultant

JW

SIDDHA

A LEGACY OF EXCELLENCE



SIDDHA SEABROOK - KANDIVALI (W), MUMBAI



SIDDHA GALAXIA - KOLKATA



SIDDHA HAPPYVILLE - RAJARHAT, KOLKATA



SIDDHA HAPPYVILLE BUNGLOWS - JAIPUR



SIDDHA WATERFRONT - KOLKATA



SIDDHA SUBURBIA BUNGLOWS - KOLKATA

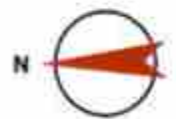


SIDDHA SKY - KOLKATA

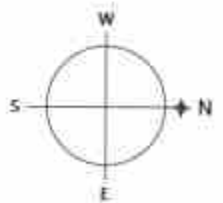
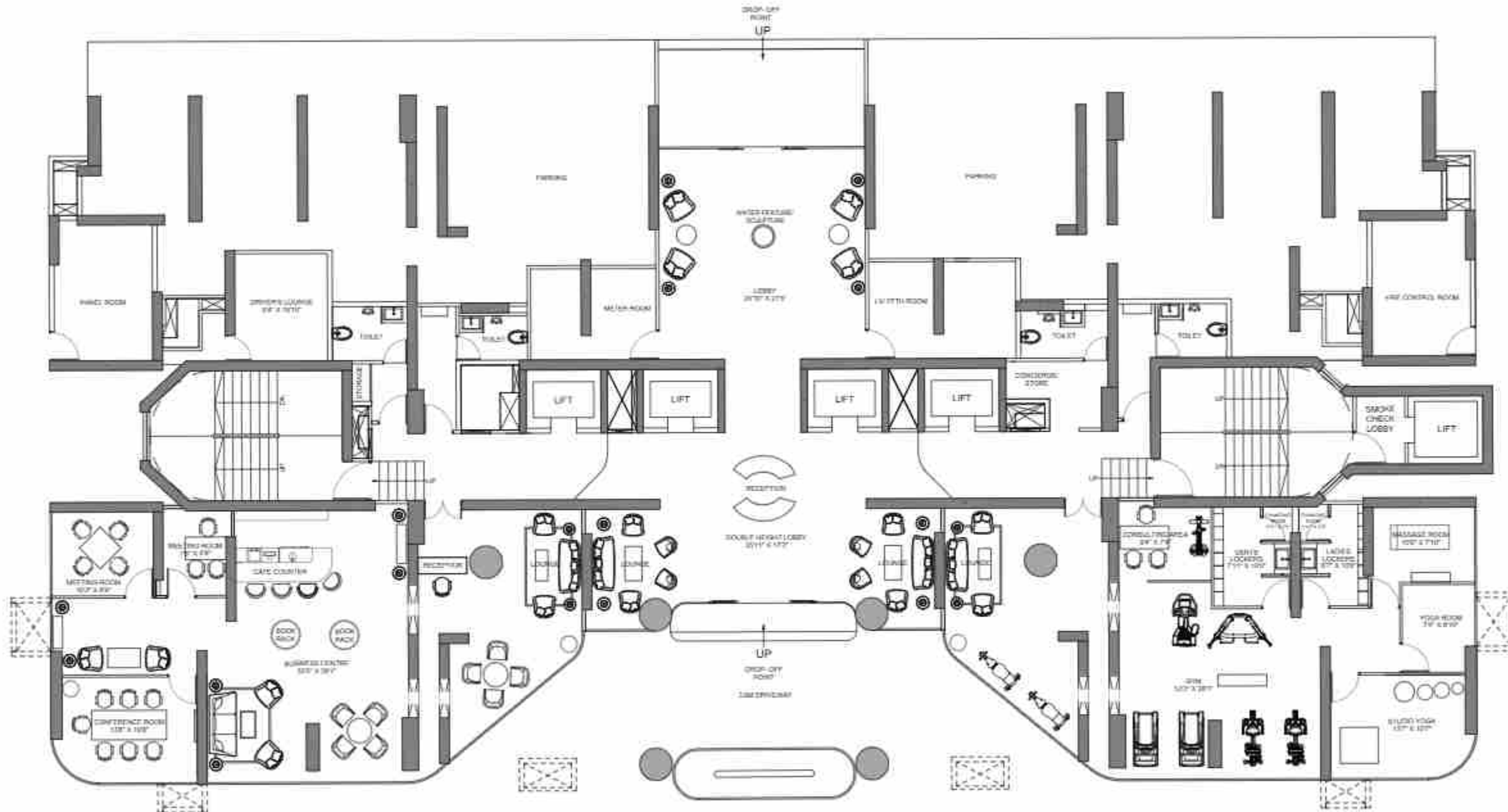


SIDDHA SUBURBIA APARTMENTS - KOLKATA

MASTER SITE PLAN



GROUND FLOOR PLAN



MahaRERA Registration No.: P51900021031 | Website: maharera.mahaonline.gov.in

Disclaimer: Please note, The interiors, furniture, fittings, fixtures, etc. Shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies. *Conversion 1 Sq. Mtr. = 10.764 Sq. Ft. *Conversion in square feet for convenience purpose & easy understanding.

Scan the QR Code



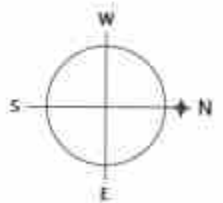
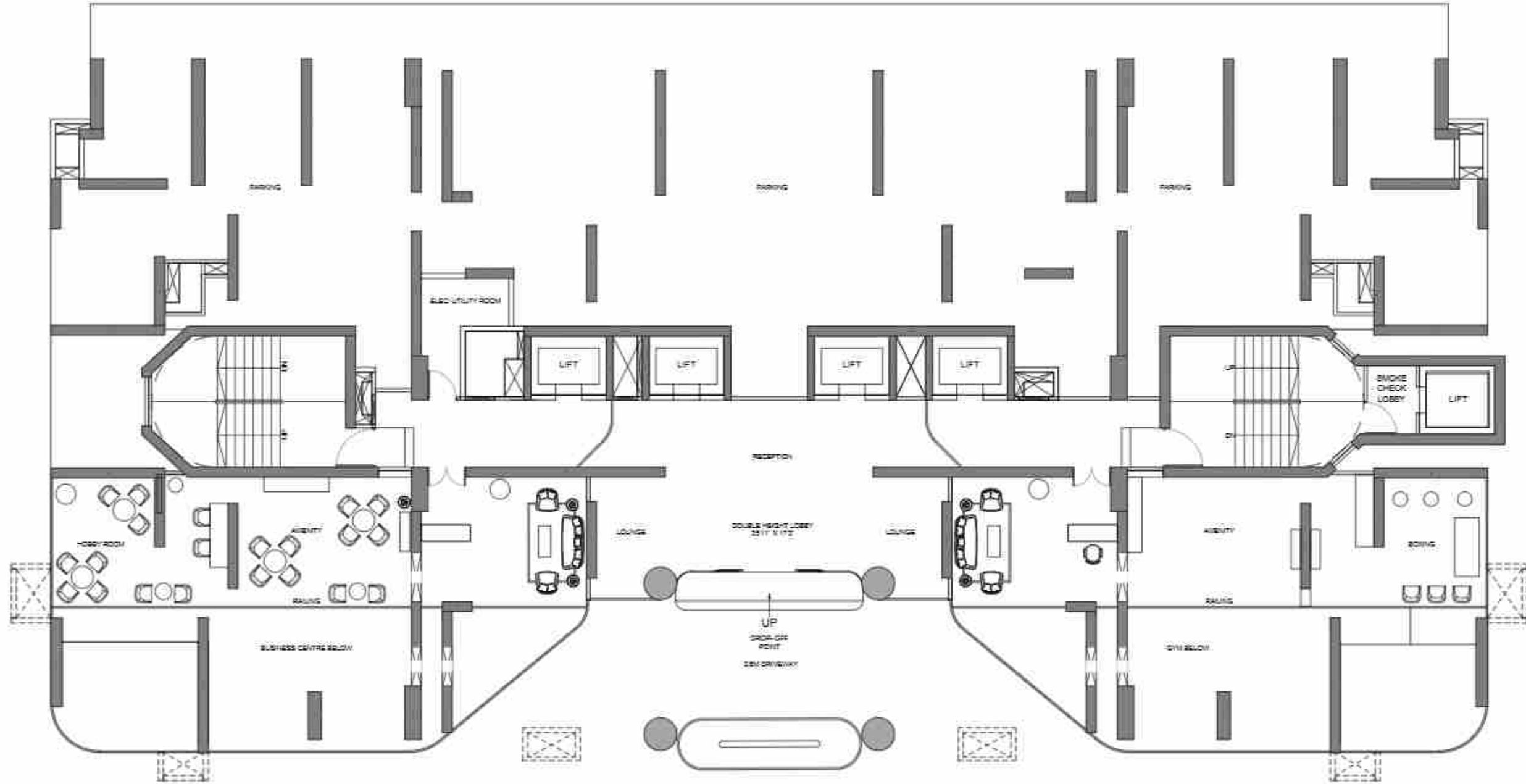
Project Financial Assistance

IndusInd Bank

In partnership with

starOm | **SPRING CITY GROUP**
REALTY

FIRST FLOOR PLAN



MahaRERA Registration No.: P51900021031 | Website: maharera.mahaonline.gov.in

Disclaimer: Please note, The interiors, furniture, fittings, fixtures, etc. Shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies. *Conversion 1 Sq. Mtr. = 10.764 Sq. Ft. *Conversion in square feet for convenience purpose & easy understanding.

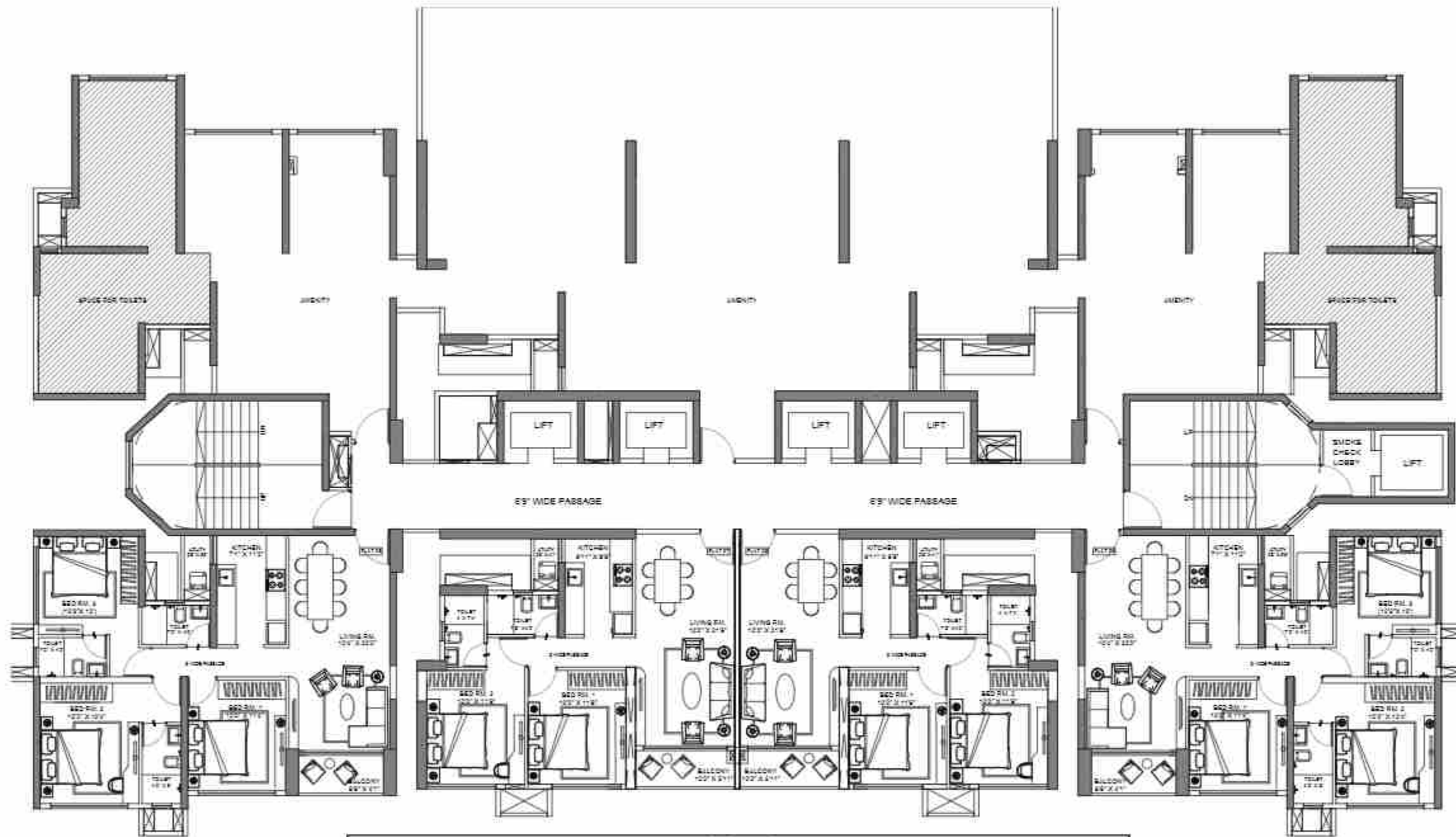
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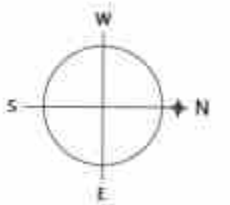
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starOm REALTY | **SPRING CITY GROUP**

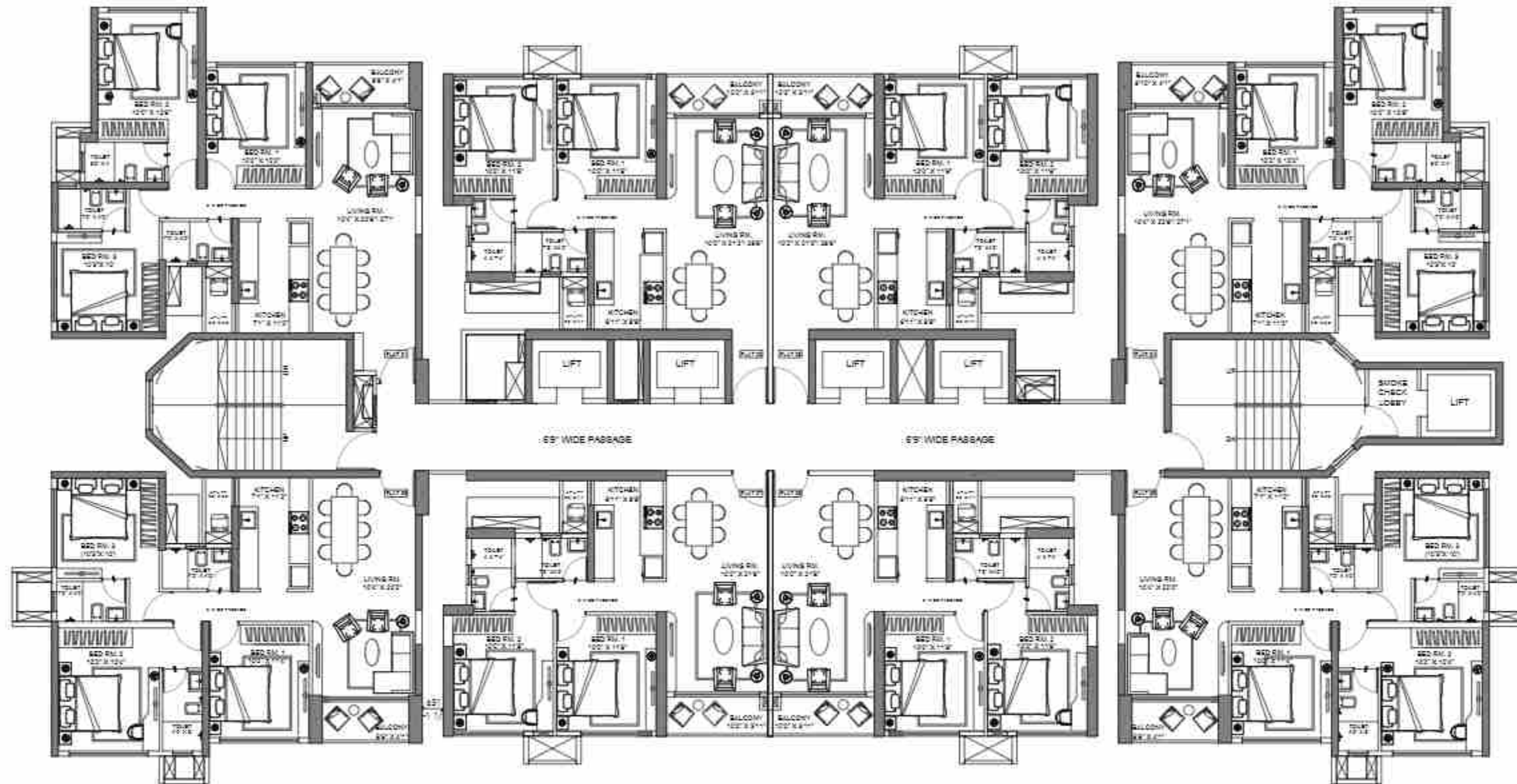
SECOND FLOOR PLAN



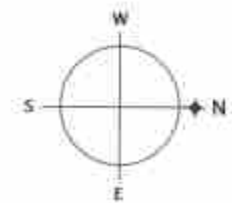
2nd Floor Plan					
Flat Type	No. of Flats Per Floor	Unit Nos.	Carpet Area in sq. ft.	Balcony Area sq. ft.	Total Carpet Area sq. ft.
3 BHK	2	5 & 8	880	36	916
2 BHK	2	6 & 7	677	40	717



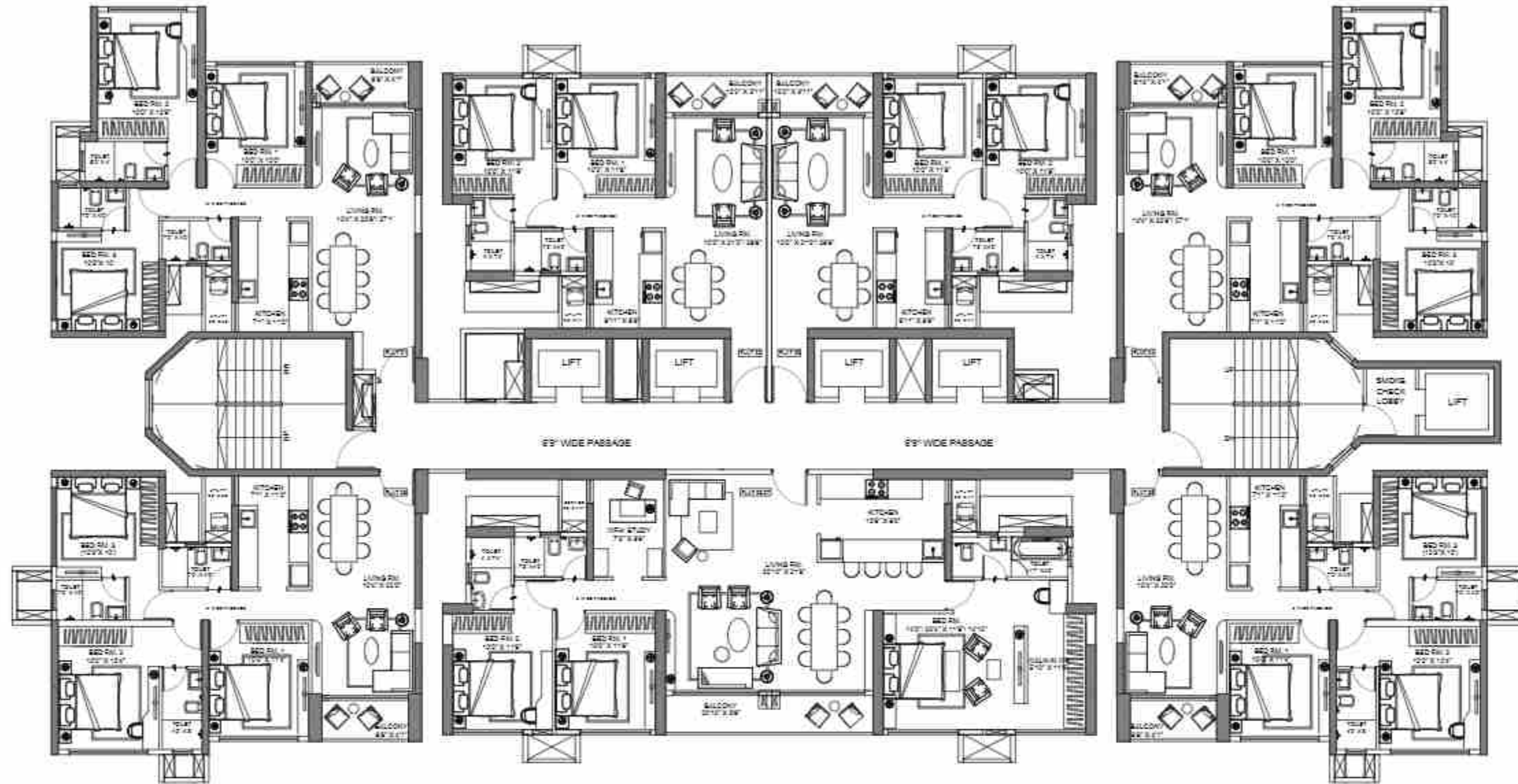
TYPICAL FLOOR PLAN



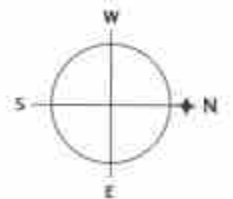
Typical Floor Plan					
Flat Type	No. of Flats Per Floor	Unit Nos.	Carpet Area in sq. ft.	Balcony Area sq. ft.	Total Carpet Area sq. ft.
3 BHK	1	1	914	40	954
2 BHK	2	2 & 3	697	40	737
3 BHK	1	4	905	40	945
3 BHK	2	5 & 8	880	36	916
2 BHK	2	6 & 7	677	40	717



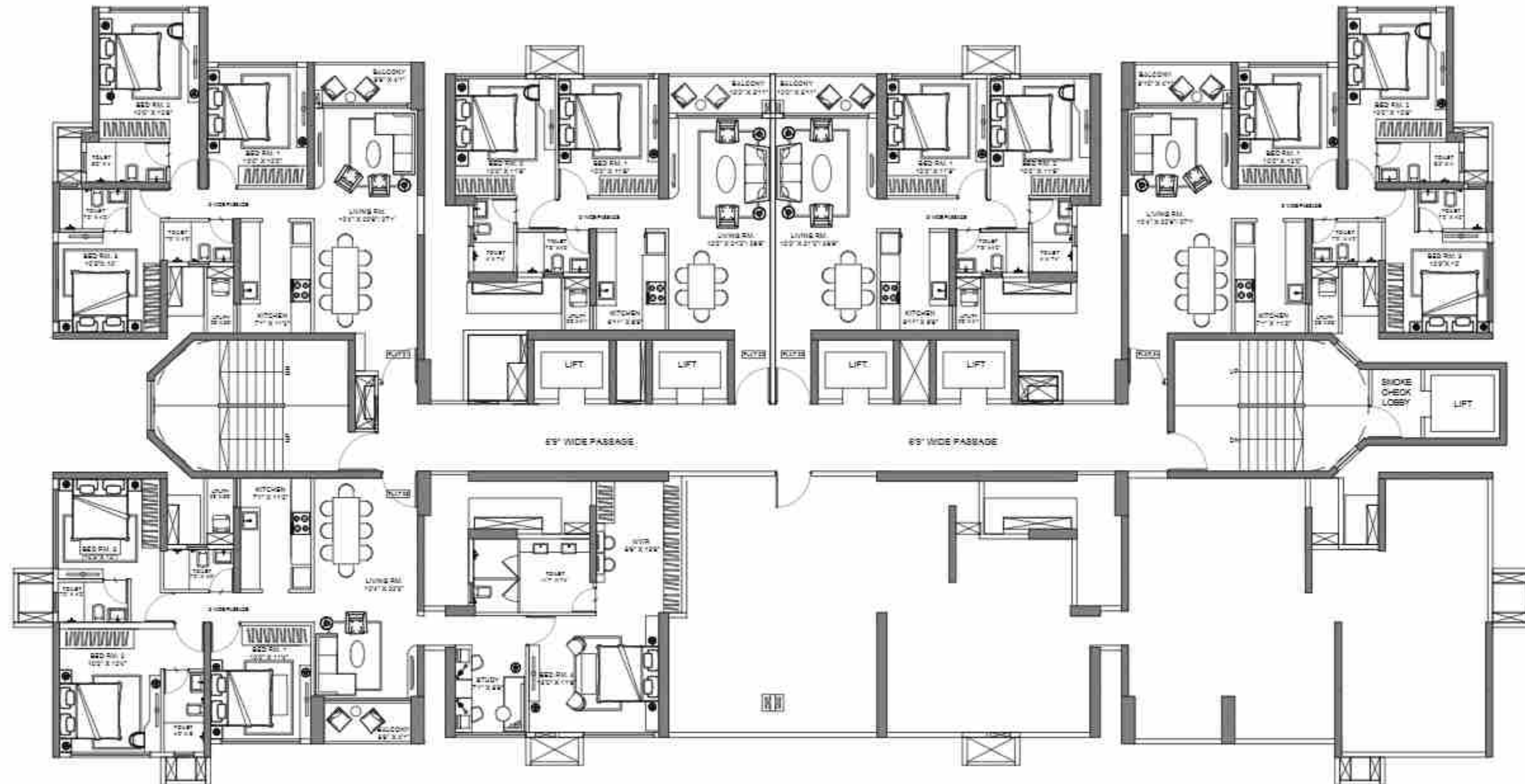
TYPICAL FLOOR PLAN - JODI OPTION



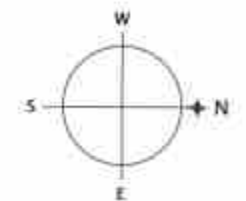
Typical Floor Plan - Jodi Option					
Flat Type	No. of Flats Per Floor	Unit Nos.	Carpet Area in sq. ft.	Balcony Area sq. ft.	Total Carpet Area sq. ft.*
3 BHK	1	1	914	40	954
2 BHK	2	2 & 3	697	40	737
3 BHK	1	4	905	40	945
3 BHK	2	5 & 8	880	36	916
Jodi Option-Suggested Plan	1	6 & 7			1445



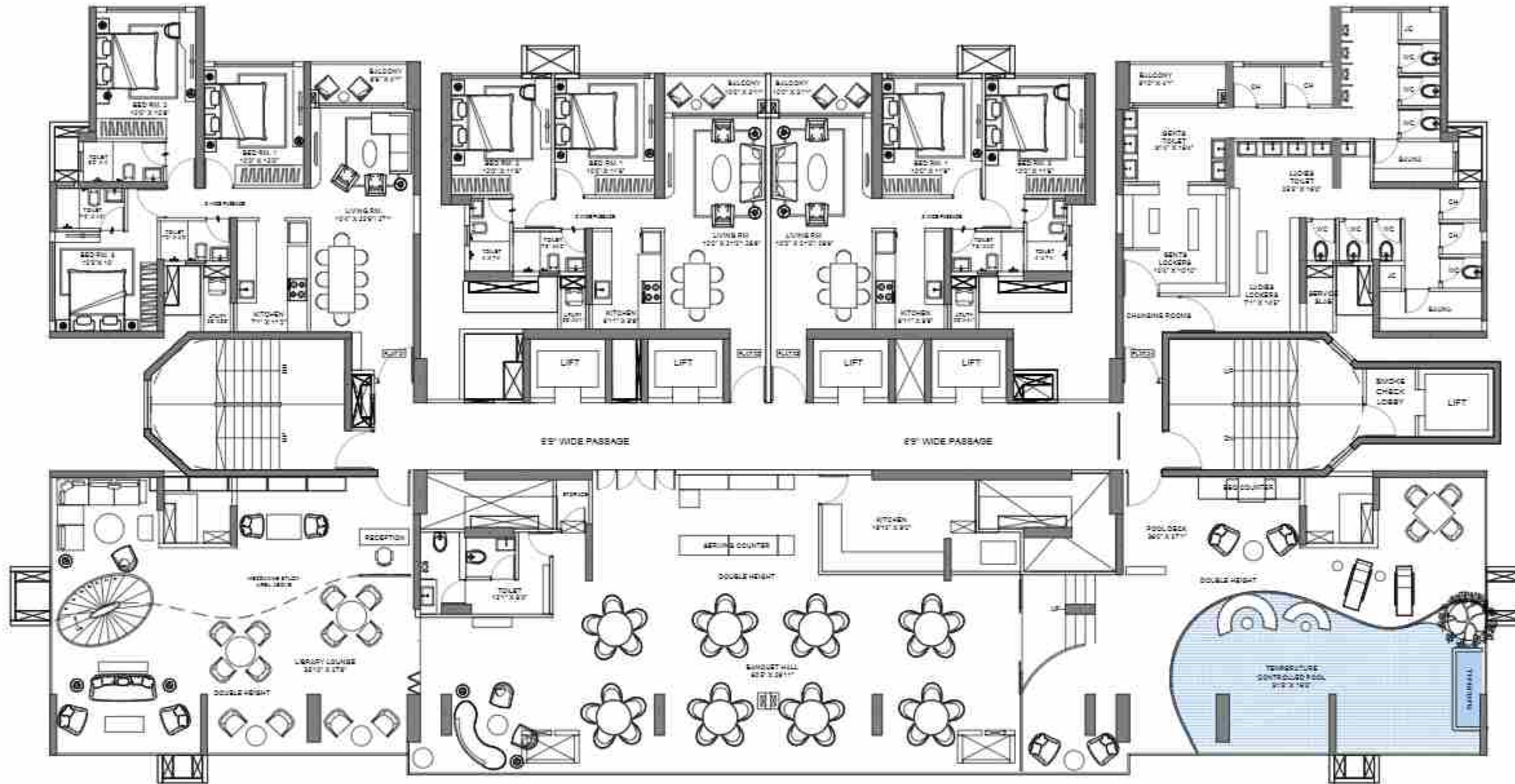
REFUGE FLOOR PLAN



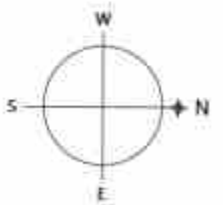
Refuge Floor Plan					
Flat Type	No. of Flats Per Floor	Unit Nos.	Carpet Area in sq. ft.	Balcony Area sq. ft.	Total Carpet Area sq. ft.
3 BHK	1	1	914	40	954
2 BHK	2	2 & 3	697	40	737
3 BHK	1	4	905	40	945
4 BHK	1	8	1342	33	1375



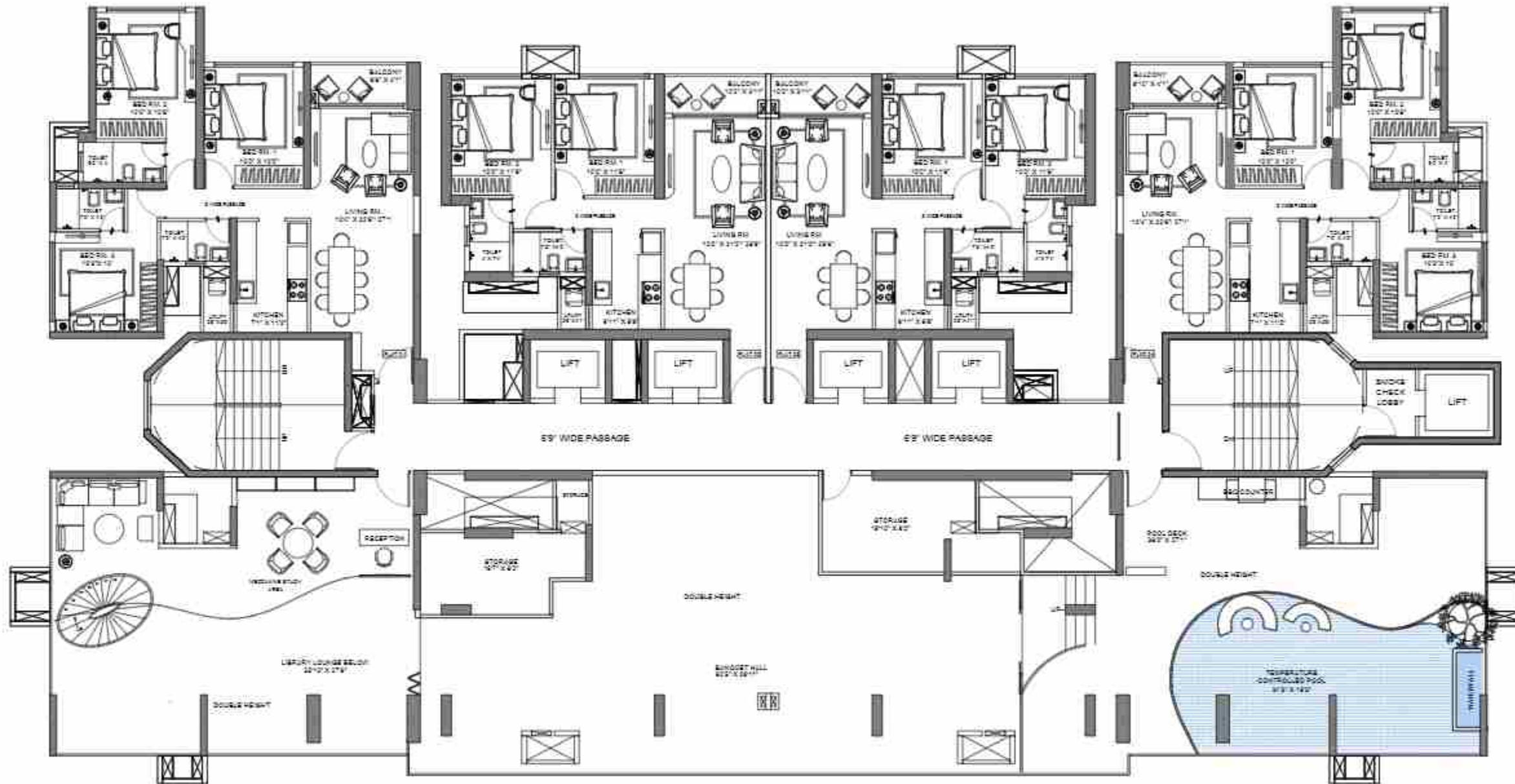
AMENITIES FLOOR PLAN



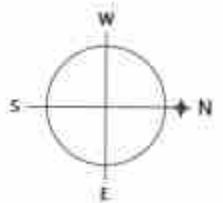
Amenity Floor Plan - 38th Floor					
Flat Type	No. of Flats Per Floor	Unit Nos.	Carpet Area in sq. ft.	Balcony Area sq. ft.	Total Carpet Area sq. ft.
3 BHK	1	1	914	40	954
2 BHK	2	2 & 3	697	40	737

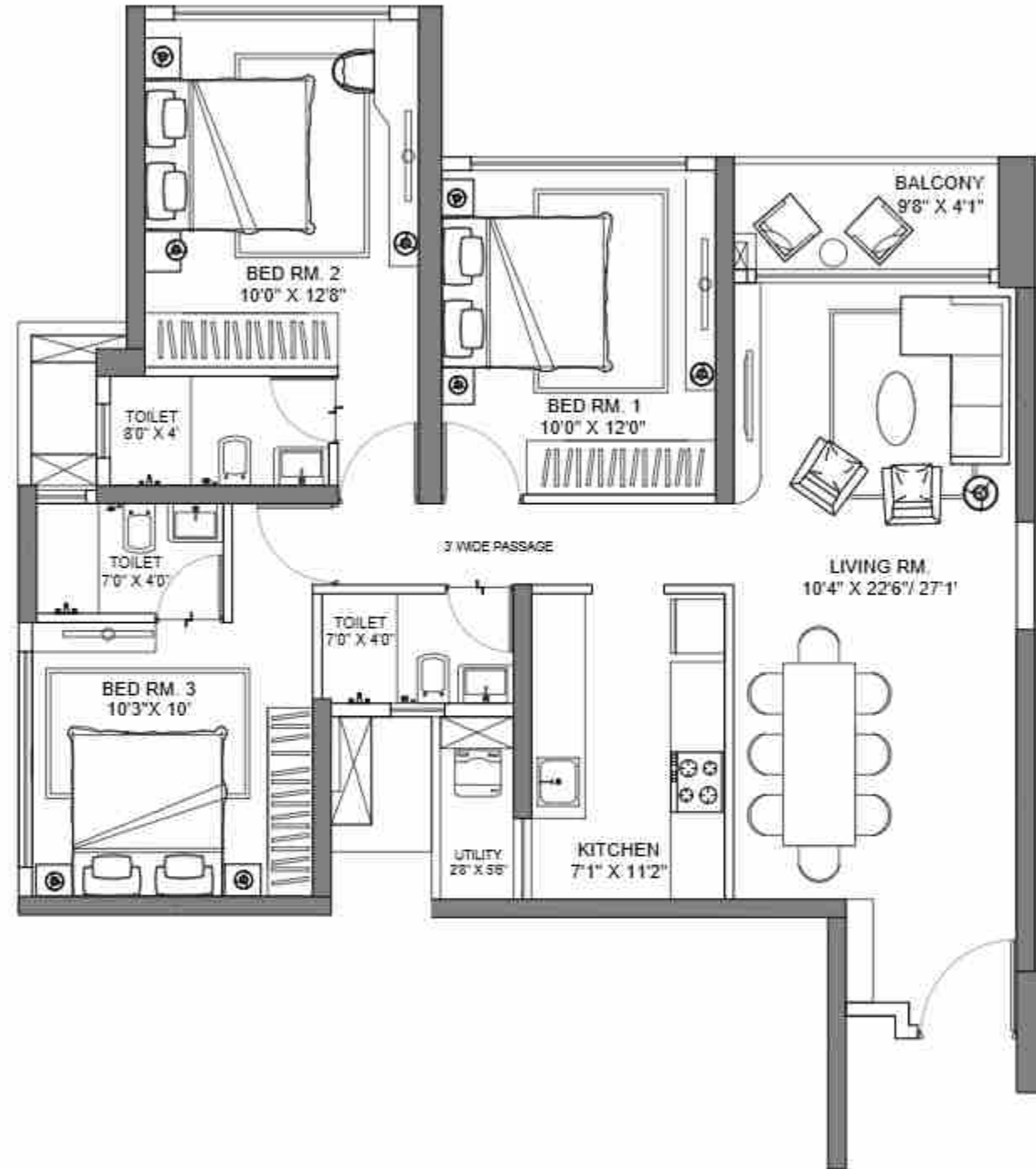


AMENITIES FLOOR PLAN



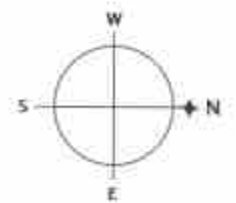
Amenity Floor Plan - 39th Floor					
Flat Type	No. of Flats Per Floor	Unit Nos.	Carpet Area in sq. ft.	Balcony Area sq. ft.	Total Carpet Area sq. ft.*
3 BHK	1	1	914	40	954
2 BHK	2	2 & 3	697	40	737
3 BHK	1	4	905	40	945

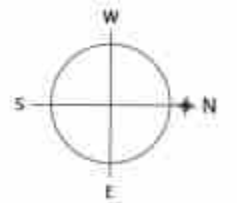
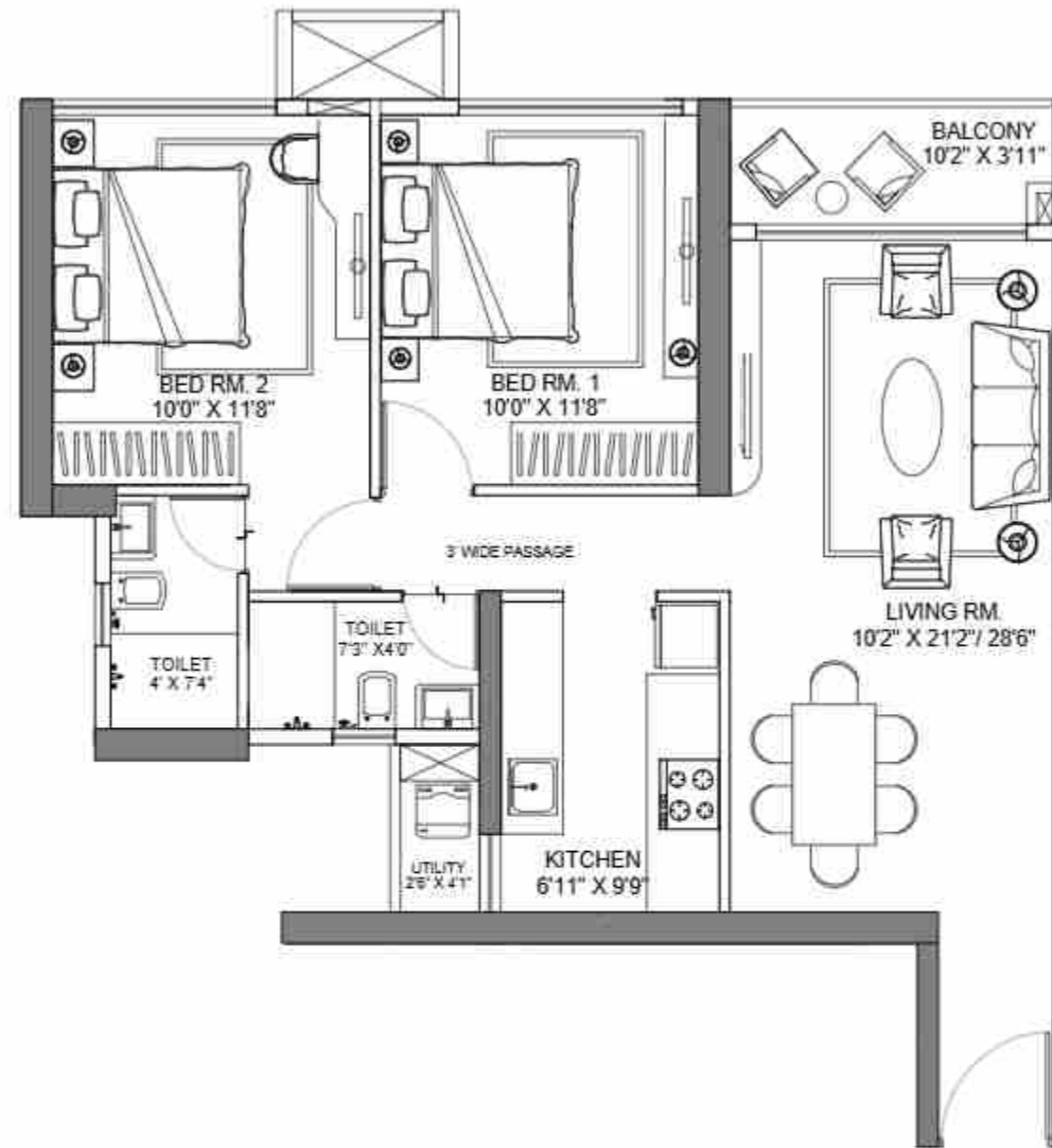




3 BHK UNIT PLAN - 01

TOTAL CARPET AREA - 954 SQ. FT
RERA CARPET AREA - 914 SQ. FT.
BALCONY AREA - 40 SQ. FT.





2 BHK UNIT PLAN - 02

TOTAL CARPET AREA - 737 SQ. FT.
RERA CARPET AREA - 697 SQ. FT.
BALCONY AREA - 40 SQ. FT.

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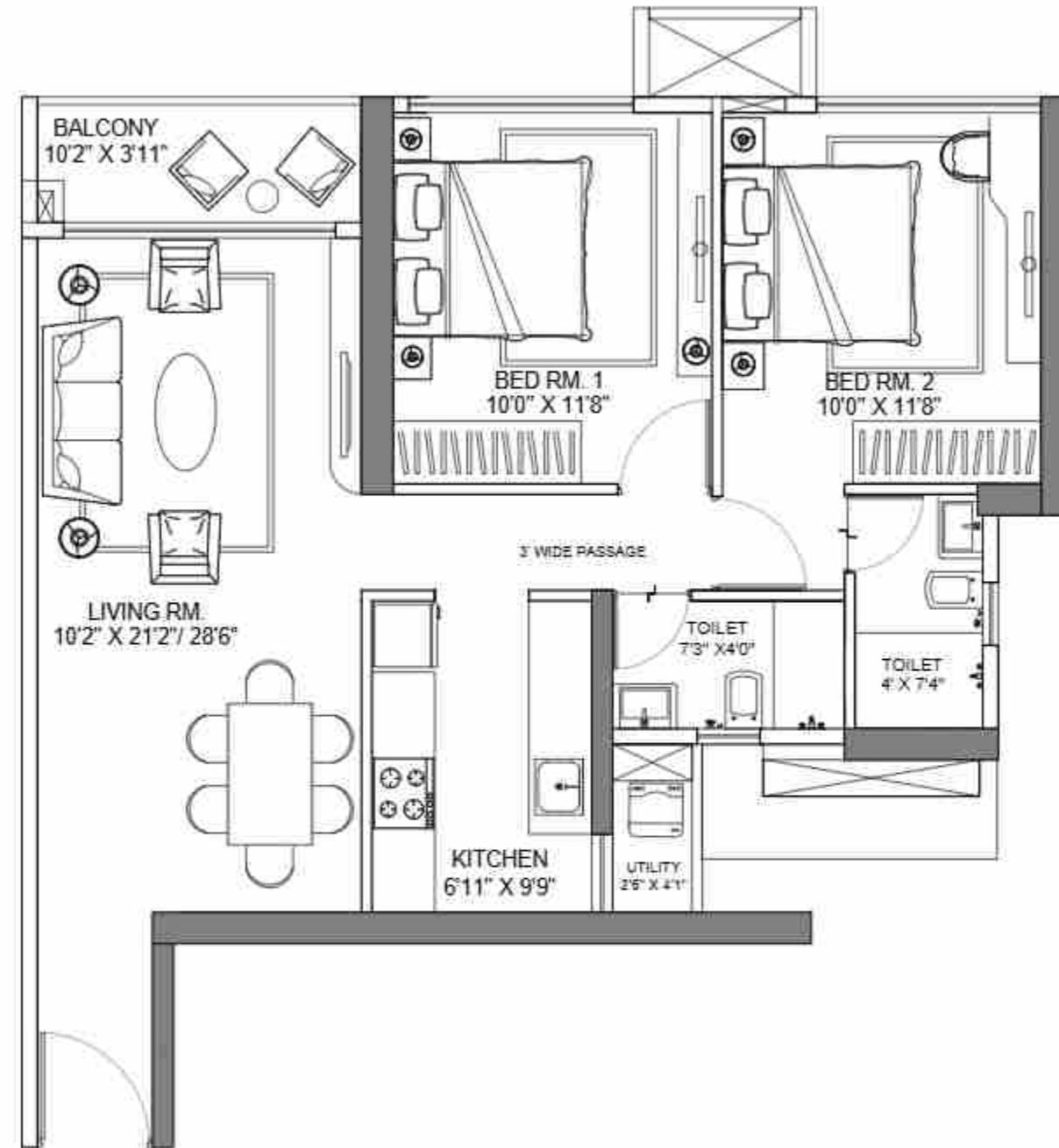
Disclaimer: Please note, The interiors, furniture, fittings, fixtures, etc. Shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies. *Conversion 1 Sq. Mtr. = 10.764 Sq. Ft. *Conversion in square feet for convenience purpose & easy understanding.

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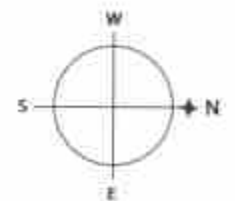


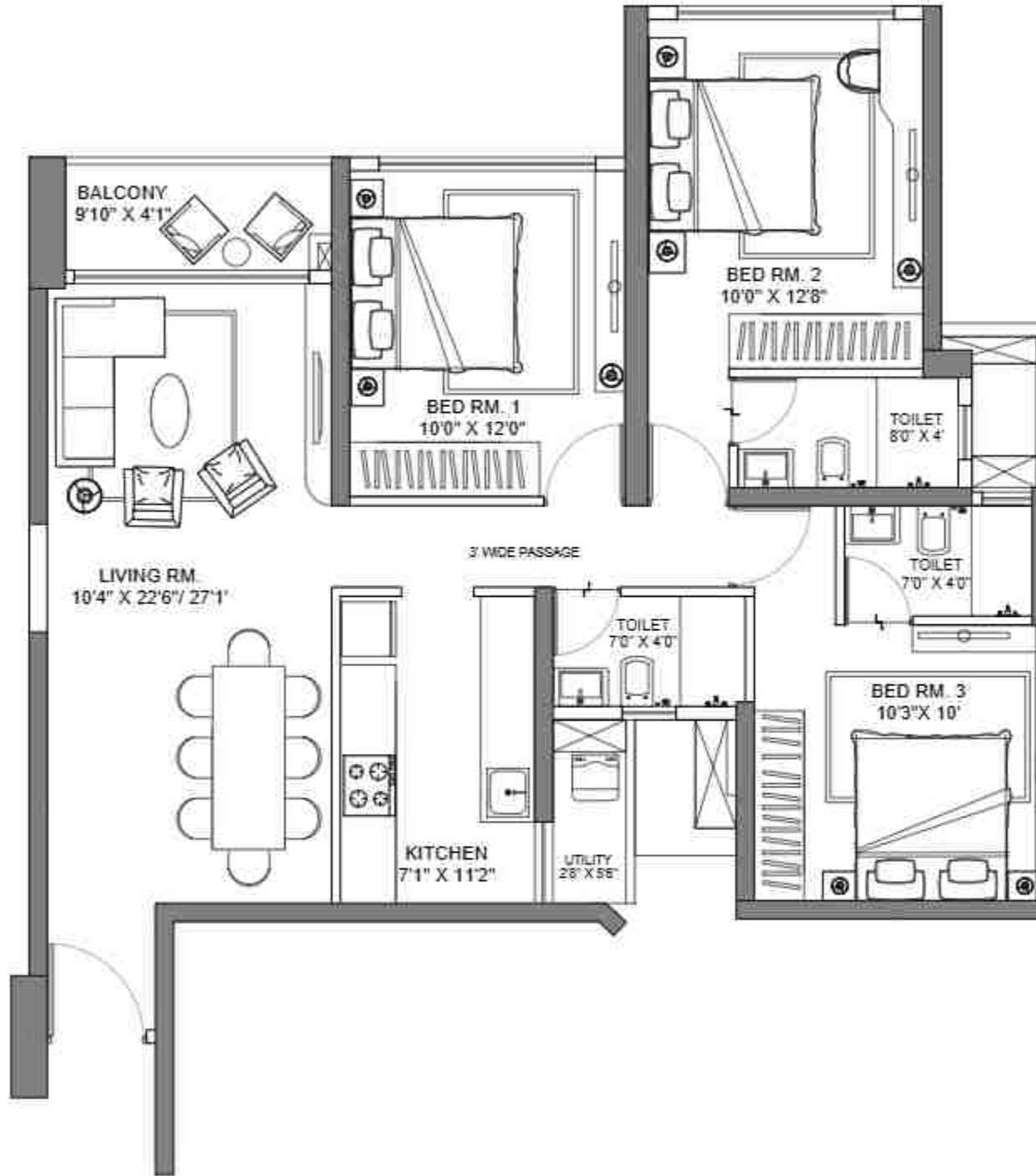
2 BHK UNIT PLAN - 03

TOTAL CARPET AREA - 737 SQ. FT.

RERA CARPET AREA - 697 SQ. FT.

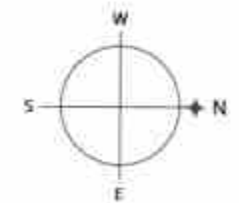
BALCONY AREA - 40 SQ. FT.

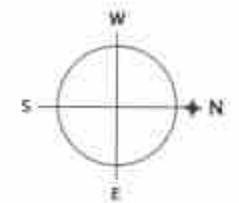
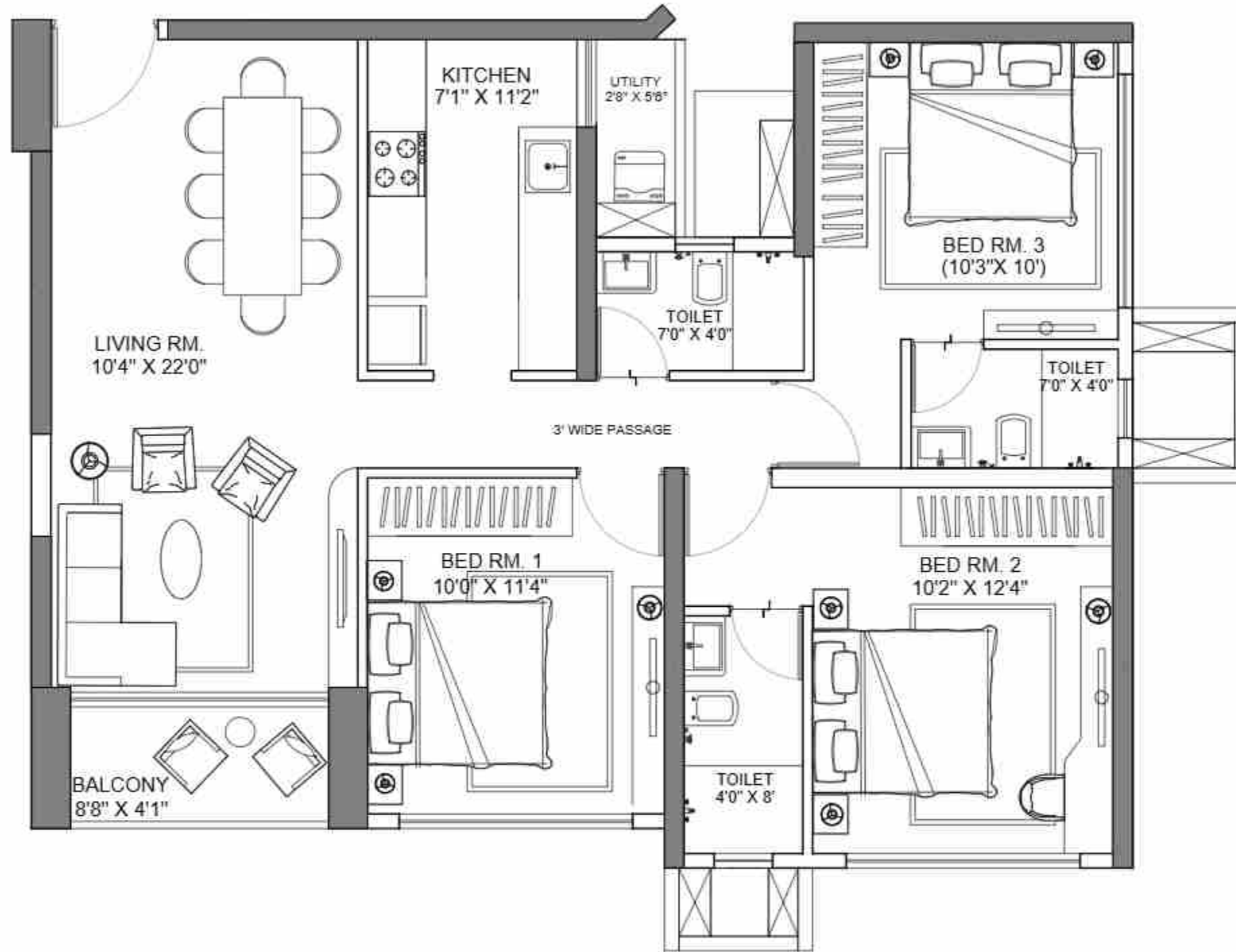




3 BHK UNIT PLAN - 04

TOTAL CARPET AREA - 945 SQ. FT.
RERA CARPET AREA - 905 SQ. FT.
BALCONY AREA - 40 SQ. FT.





3 BHK UNIT PLAN - 05

TOTAL CARPET AREA - 916 SQ. FT.

RERA CARPET AREA - 880 SQ. FT.

BALCONY AREA - 36 SQ. FT.

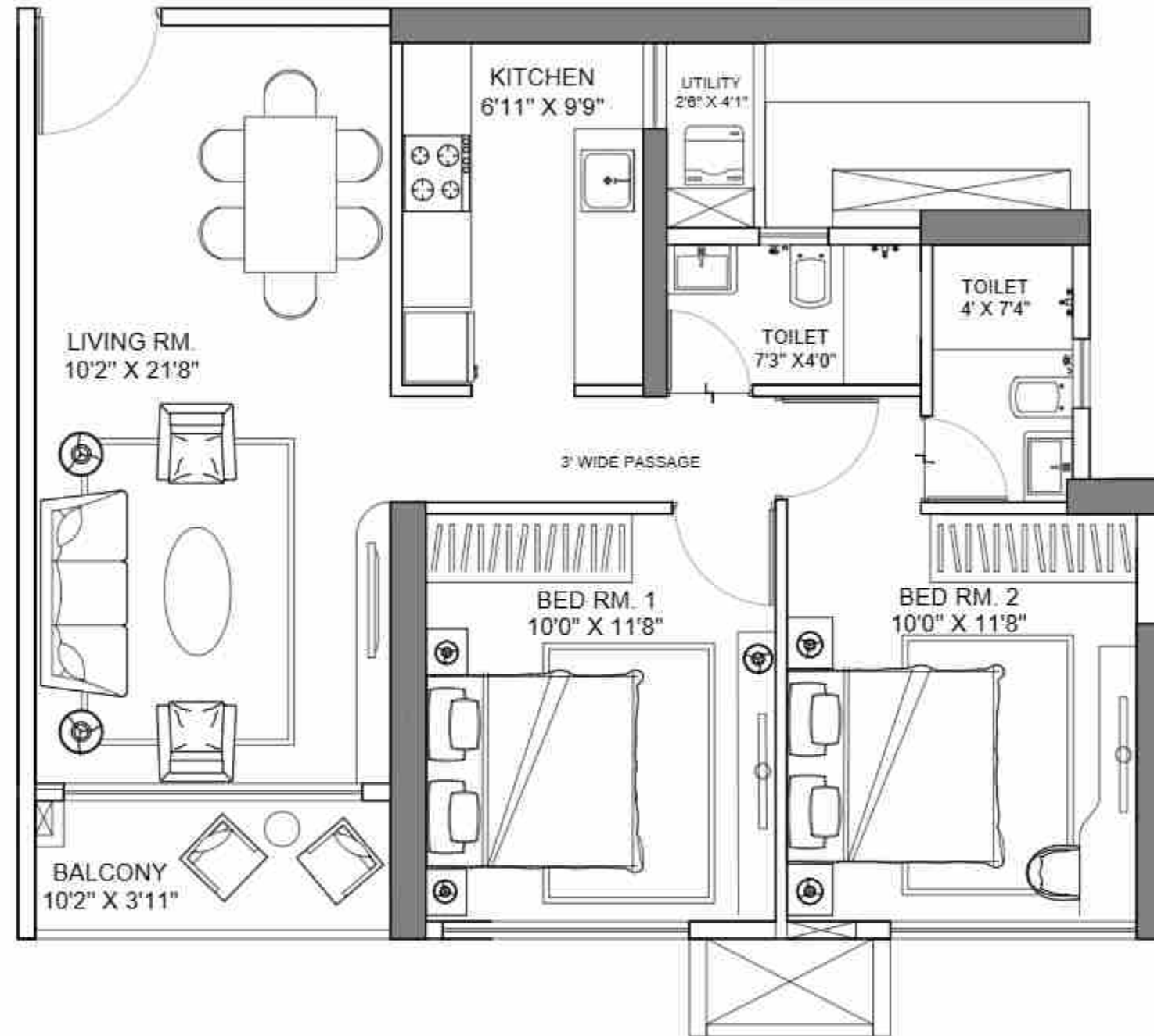
MahaRERA Registration No.: P51900021031 | Website: maharera.mahaonline.gov.in

Disclaimer: Please note, The interiors, furniture, fittings, fixtures, etc. Shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for sale shall be final and provided in the flat. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies. *Conversion 1 Sq. Mtr. = 10.764 Sq. Ft. *Conversion in square feet for convenience purpose & easy understanding.



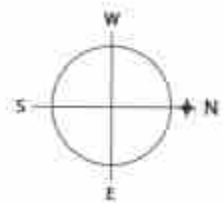
Project financed by
IndusInd Bank

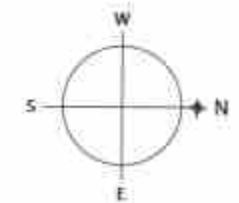
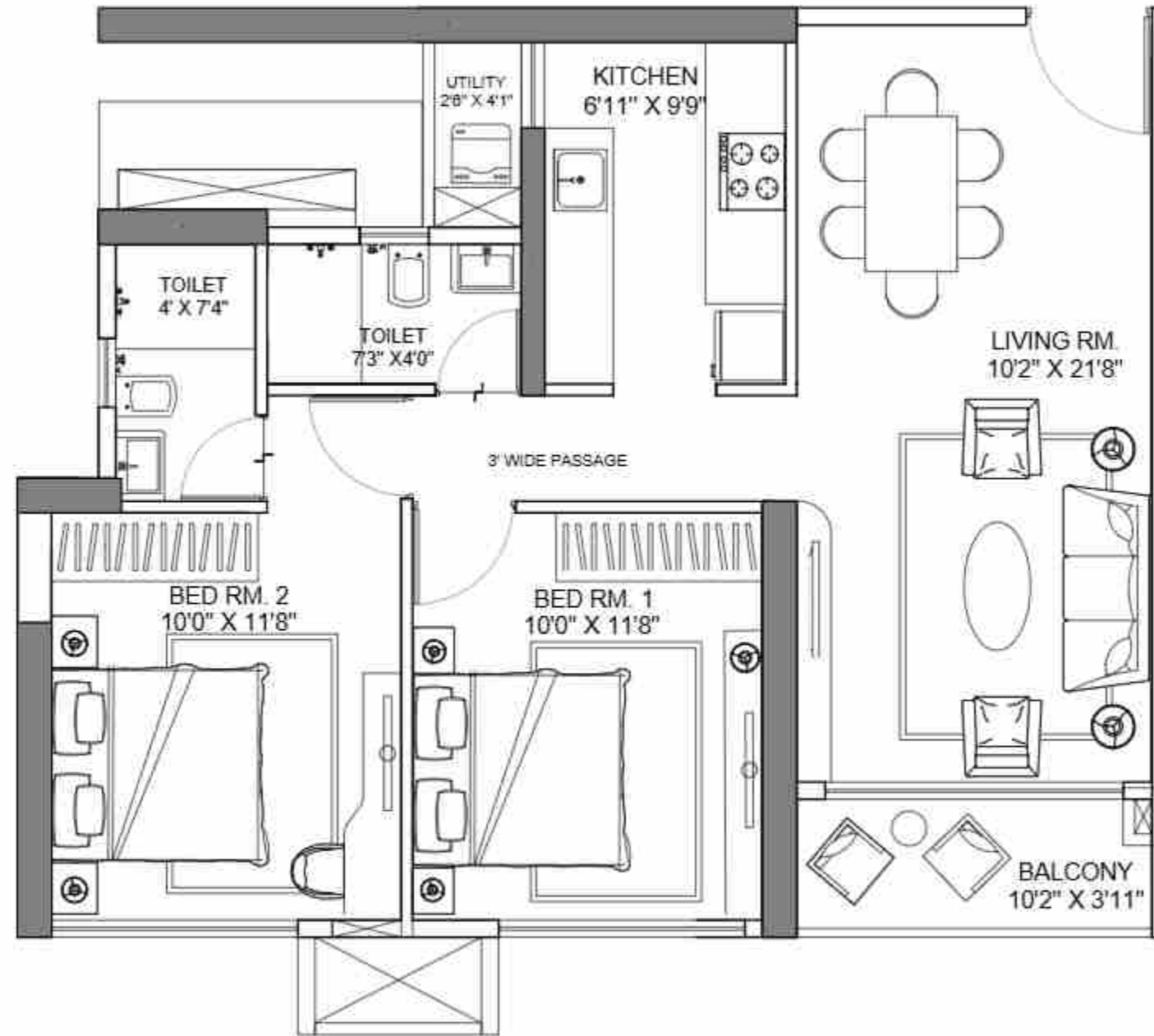
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2 BHK UNIT PLAN - 06

TOTAL CARPET AREA - 717 SQ. FT.
RERA CARPET AREA - 677 SQ. FT.
BALCONY AREA - 40 SQ. FT.





2 BHK UNIT PLAN - 07

TOTAL CARPET AREA - 717 SQ. FT.
RERA CARPET AREA - 677 SQ. FT.
BALCONY AREA - 40 SQ. FT.

MahaRERA Registration No.: P51900021031 | Website: maharera.mahaonline.gov.in

Disclaimer: Please note, The interiors, furniture, fittings, fixtures, etc. Shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for sale shall be final and provided in the flat. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies. *Conversion 1 Sq. Mtr. = 10.764 Sq. Ft. *Conversion in square feet for convenience purpose & easy understanding.

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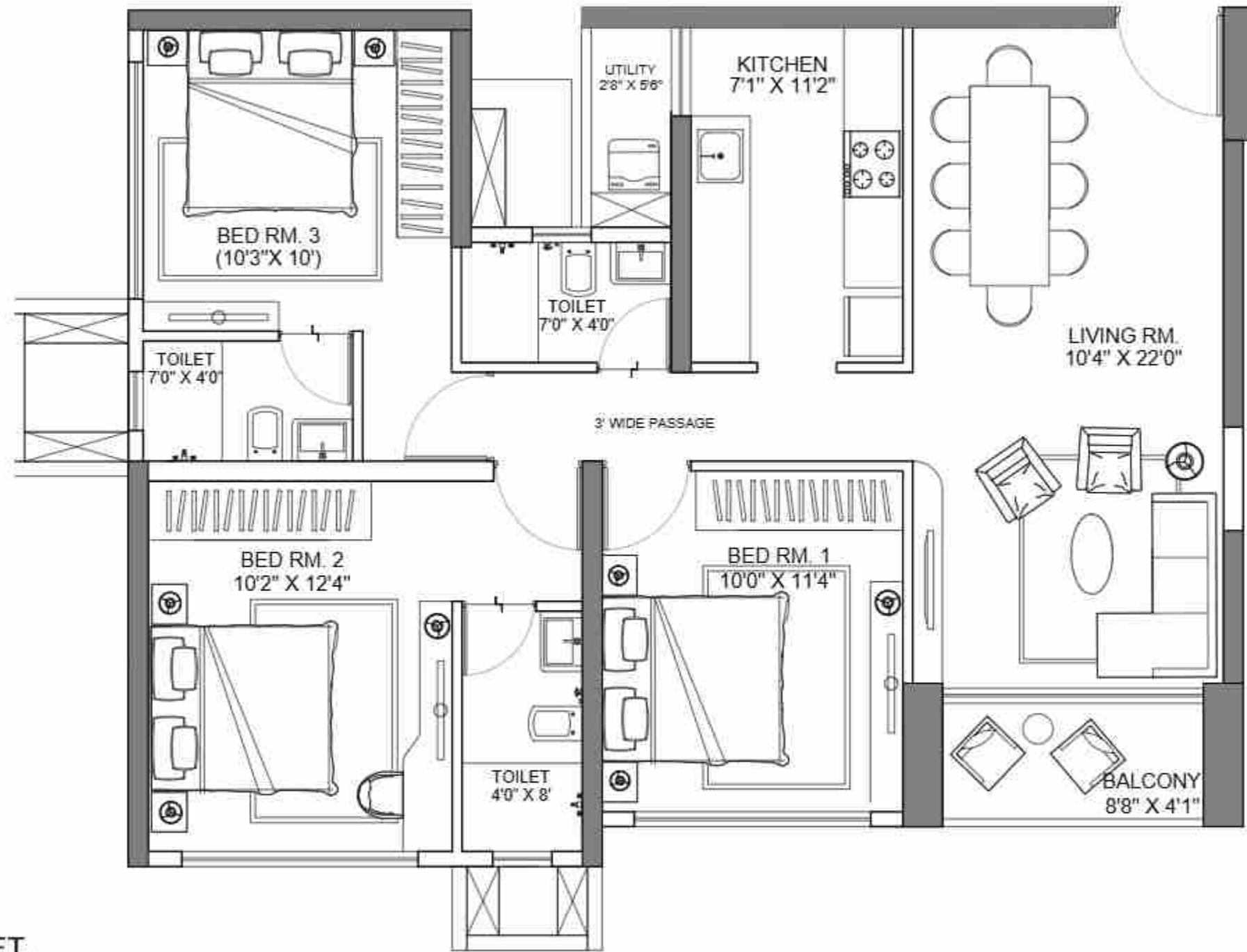


Project Financial Assistance

IndusInd Bank

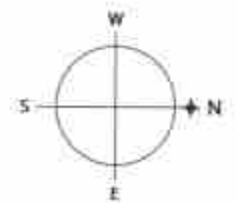
In partnership with

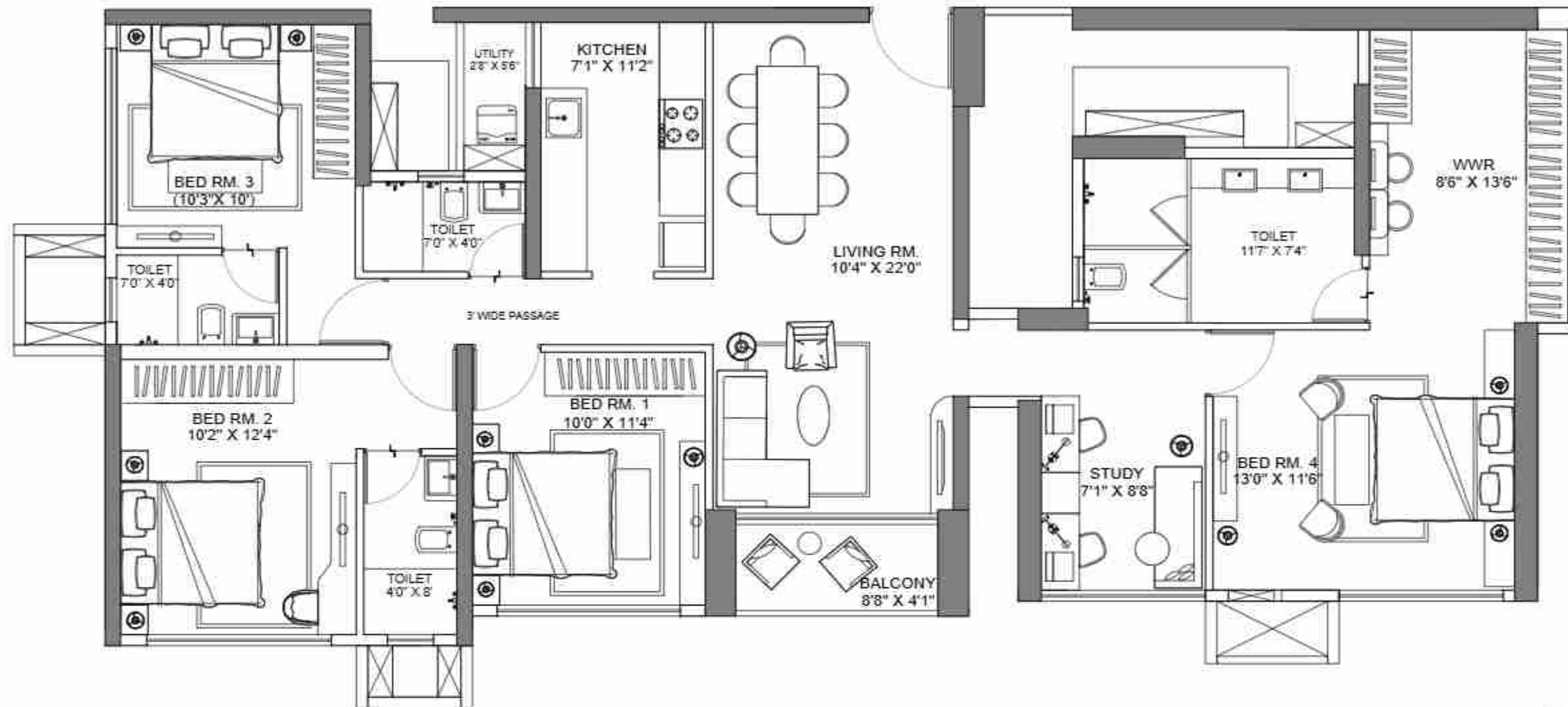
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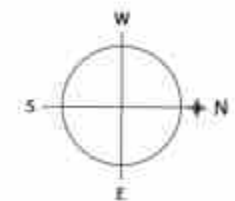
3 BHK UNIT PLAN - 08

TOTAL CARPET AREA - 916 SQ. FT.
RERA CARPET AREA - 880 SQ. FT.
BALCONY AREA - 36 SQ. FT.





KEY PLAN



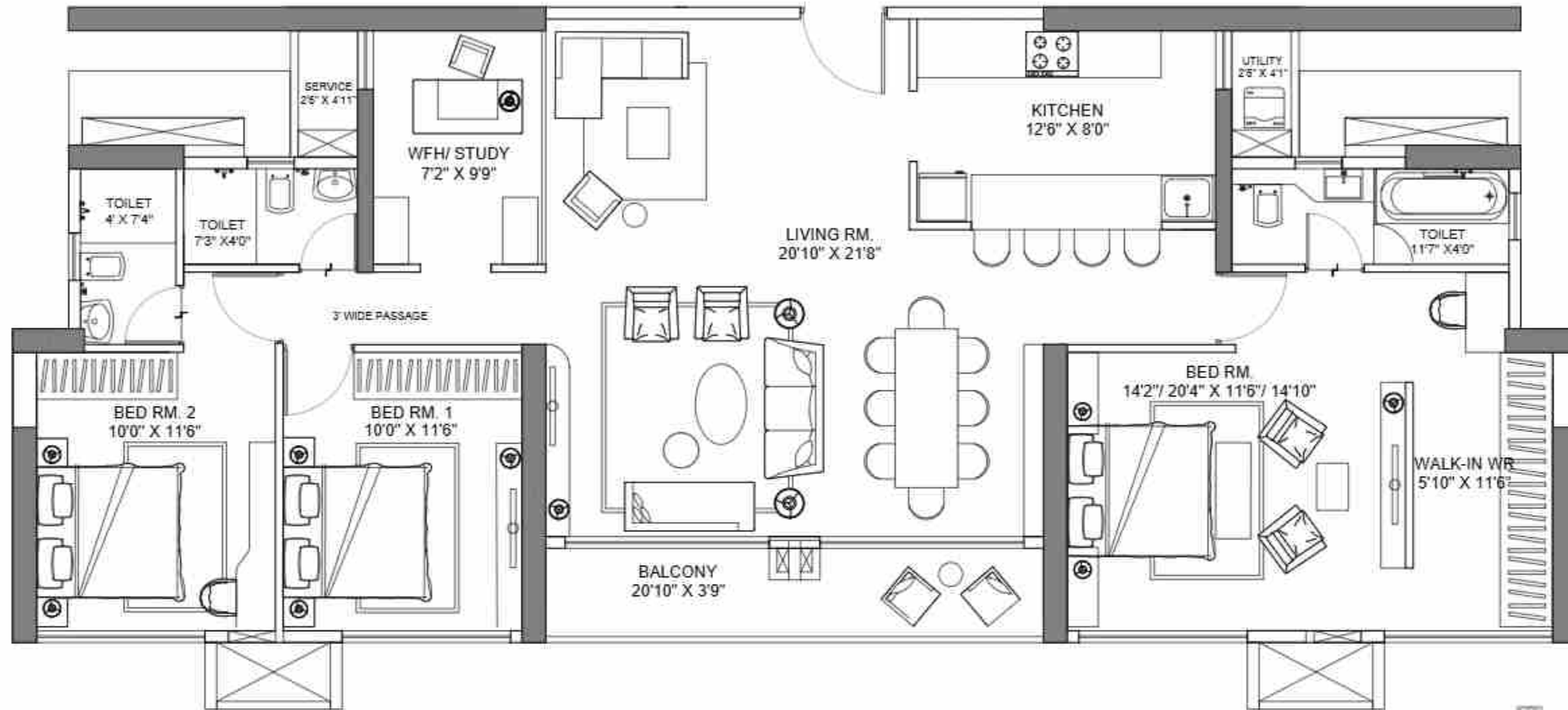
4 BHK UNIT PLAN - 08 REFUGE FLOOR

TOTAL CARPET AREA - 1375 SQ. FT.

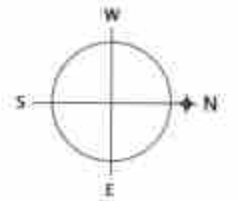
RERA CARPET AREA - 1342 SQ. FT.

BALCONY AREA - 33 SQ. FT.





KEY PLAN



JODI OPTION UNIT PLAN - 06 / 07

JODI SUGGEST PLAN - 1445



Developed by

SIDDHA | SEJAL
REALTY

SITE ADDRESS: Beside GTB Nagar Monorail Station, Sion NX, Mumbai 400037.

MUMBAI OFFICE: Godrej Colesium, 2nd Floor, 201/202, A Wing Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400022.

MahaRERA Registration No.: P51900021027 | P51900021040 | P51900021044 | P51900021081

Website: mahareal.mahaonline.gov.in

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